



Hardmuir, Nairn, IV12 5QG

Offers Over £375,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Large luxurious five bedroom family home
- Three en-suite bedrooms
- Excellent condition
- LPG gas central heating
- Wood burner in the main lounge
- Modern fitted kitchen
- Two sitting rooms
- Off-street parking
- Viewings by appointment only, 7 days a week
- Home report available on request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Located on the outskirts of the popular village of Nairn, this fabulous former historic building was constructed in 1938 and has since been converted into a luxurious home. At 216 m², the house is spacious, with expansive rooms and spaces for family, guests, entertaining and relaxation and the benefit of a professional level of interior decoration. Arrival is via a sweeping drive leading to a timber-fenced, gravelled area in front of the warm sandstone facade. A large conservatory opens into a comfortable sitting room. Painted in a pale apricot hue and featuring a large wood-burning stove with exposed flue, this room is inviting, with a sense of warmth and comfort.

The kitchen is strikingly contemporary, with grey-painted cabinets and wooden worktops arranged in a U-shape. The kitchen has a high-end feel, enhanced by modern grey tiling and white walls. The look is just the right blend of clean-lines but relaxed, emphasised by high-quality fittings, including a five burner gas hob and glass splash panel behind. A breakfast island in the centre pulls the kitchen together without overpowering it, further enhancing the sense of space and informality.

A large hallway, with polished wood flooring and grey-painted radiator covers, sets the aesthetics for the rest of the property. Painted in a contemporary grey, with matching architraves and skirting, a second living room has a minimalist style but is carefully crafted to be comfortable rather than stark. A similar palette is used in three ground-floor bedrooms. The first is finished on one wall with batten and board panelling in a soft grey, offsetting the white walls and natural light. A painted door leads to a large ensuite shower room with touches of darker grey quality tiling in the shower enclosure and behind the vessel basin.

The next bedroom has a light grey wainscot, with the upper wall finished in a fabulous botanical paper. The third bedroom is painted in a stylish navy blue with a playful but elegant geometric patterned paper. The family bathroom is decorated in white with grey tiles above the bath. This large room also contains a shower enclosure, WC, and wash hand basin. A carpeted dog leg staircase leads to the first-floor bedrooms, which are equally well-finished. The first is currently used as a sumptuous nursery, finished with dark blue and light greys. It has a delightful mural of contemporary mountains on one wall, complementing its architectural character and natural light. Its simply designed en-suite shower room is decorated mainly in white. The final bedroom is elegant and tastefully finished in sage green with similar architectural features, a walk-in wardrobe, and a simply designed en-suite bathroom.

The garden is accessed from the kitchen, and is laid mainly with a lawn and enclosed with timber fencing. The Old Telephone Exchange is a stunning property with an interior meticulously designed to a professional standard. Its generous proportions and a fabulous rural setting within easy reach of major centres make this a wonderful family home.

ABOUT NAIRN

Formerly a market town and Royal Burgh, Nairn is easily accessible by excellent road and links, as well as being situated close to three beaches, one of which has been recognised with a Blue Flag award for cleanliness. The centre of Nairn is located 17 miles from the capital of the Highlands, Inverness and just nine miles from Dalcross Airport with regular direct flights to and from London, Bristol, Dublin and Amsterdam. Located on the southern shore of the Moray Firth, the area became famous in the Victorian era for its easy accessibility, magnificent beaches and gentle sunny climate. These still exist today! More recently the area has enjoyed a growth in popularity due to its outstanding golf courses, bustling town, varied shops and many creative enterprises.

Nairn is within easy reach of many world-renowned attractions such as Culbin Forest, Cawdor Castle, The Findhorn Foundation, and the Logie Estate. Closer to Nairn town centre you can enjoy museums, art centres, watersports and two 18-hole championship golf courses and there are many excellent restaurants and interesting shops. The harbour and promenade are popular gathering points during the many dark-sky events visible in the area including the aurora borealis and spectacular meteor showers. There is a secondary school, primary schools, doctors, a hospital, community and leisure centres and several places of worship. Hospitality, retail and agriculture are important forms of employment in the area. With its close-knit community and its popularity with holidaymakers from all over the world Nairn town centre has an energetic, lively feel enjoyed by locals and visitors alike.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and LPG gas.

Council Tax Band: E

EPC Rating: F (35)

Entry Date: By mutual consent

Home Report: Available on request.

Viewings: By appointment only.



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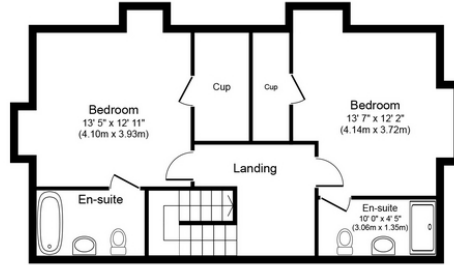
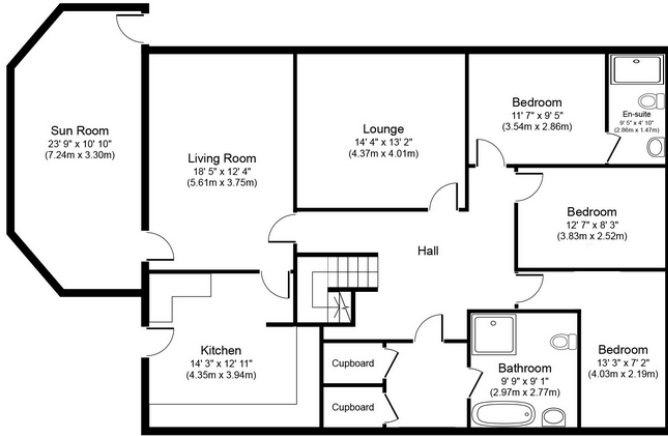


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 216 m²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	35
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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