



Darroch Place, Nairn, IV12 4TA

**Offers Over £240,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS





- Three bedroom detached bungalow on a corner plot
- Off-street parking
- Single garage with an inspection pit
- Gas fired central heating
- Double glazing
- Modern fitted kitchen
- Above average EPC energy rating
- Viewings by appointment, 7 days a week
- Home report available on request
- Entry date by mutual agreement

**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](mailto:askhamish@hamish-homes.co.uk)



Less than a mile from the centre of Nairn and with easy access to the beach, golf club and transport routes to Inverness, 1 Darroch Place also enjoys the benefits of its quiet, well-presented residential location on the Achareidh estate. Well-maintained and neatly decorated in soft colours throughout, the property is filled with light and open-feeling spaces, which are emphasised by the white joinery and large windows. Occupying a prominent corner site with lawn wrapping around both sides to the front, a tarmac drive, and a single garage adjoining the garden at the rear of the bungalow, the site is open and well-provided with parking. The garage also has lighting, power and a vehicle inspection pit.

Constructed in 1972, the building has an attractive, partially harled, partially stone-clad fascia, which gives it a pleasant, welcoming look from the kerbside. A white-painted porch opens into a vestibule and hallway. The large living room is covered in patterned paper with a baroque motif. It features a dark wood mantelpiece with a coal effect electric fire. Large full-height windows provide natural light from the south. The property's 91 m<sup>2</sup> is best captured in the fabulous open-plan kitchen-dining room. Lit from a large skylight directly above the kitchen area and with large patio windows, the space is bathed with light. The dining area is accessed from the hallway, with the kitchen sitting more demurely to one side but completely open. Expansive areas of marble-style worktops and splashbacks give the kitchen a clean and modern look and emphasise the scale. Ecru cabinets with flat surfaces, brushed chrome handles and deep drawers create a fresh, contemporary look without being too stark.

The three bedrooms continue the neutral theme, with occasional touches of wall coverings in softer hues, creating warm, inviting spaces. As is seen throughout the rest of the bungalow, the ceilings in the bedrooms feel slightly higher than average, which adds to the feeling of spaciousness. All rooms feature an element of built-in storage, and each is neatly decorated and carpeted. Finished in white and featuring a stand-alone shower cubicle, bath, wash hand basin, WC and chrome ladder towel rail, the bathroom is tiled in earth colours creating a warming and clean-lined space.

Outside, a large, paved patio extends across the width of the building and provides access to the garage. Areas of rockery and herbaceous borders provide space for ornamental planting and shrubs, creating a sheltered private exterior garden. Practical areas, including a drying green and storage area, are well provided. With an above-average energy rating of Band C and expansive spaces that allow for multiple uses and plenty of room for relaxation and entertaining, this home captures the best of its large corner site and abundance of natural light. 1 Darroch Place is an attractive and welcoming bungalow in keeping with its pleasant location. And its proximity to Nairn, public transport and nearby leisure activities makes this a wonderful home for people who enjoy entertaining family and friends.

#### ABOUT NAIRN

Formerly a market town and Royal Burgh, Nairn is easily accessible by excellent roads and links and is 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 grown 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 golf courses; 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 gas.

Council Tax Band: D

EPC Rating: C (70)

Entry Date: By mutual consent

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.



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PROPERTY PROFESSIONALS





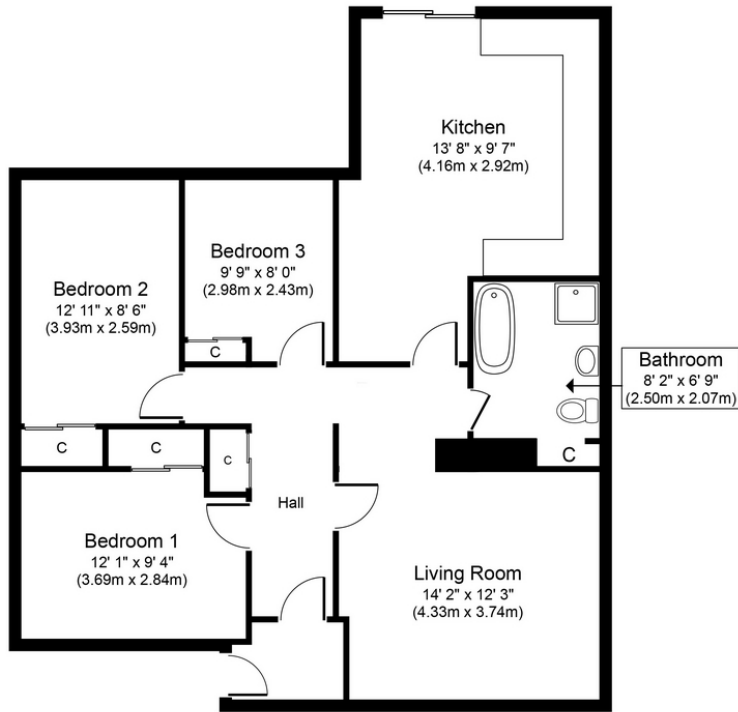
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 91 m<sup>2</sup>

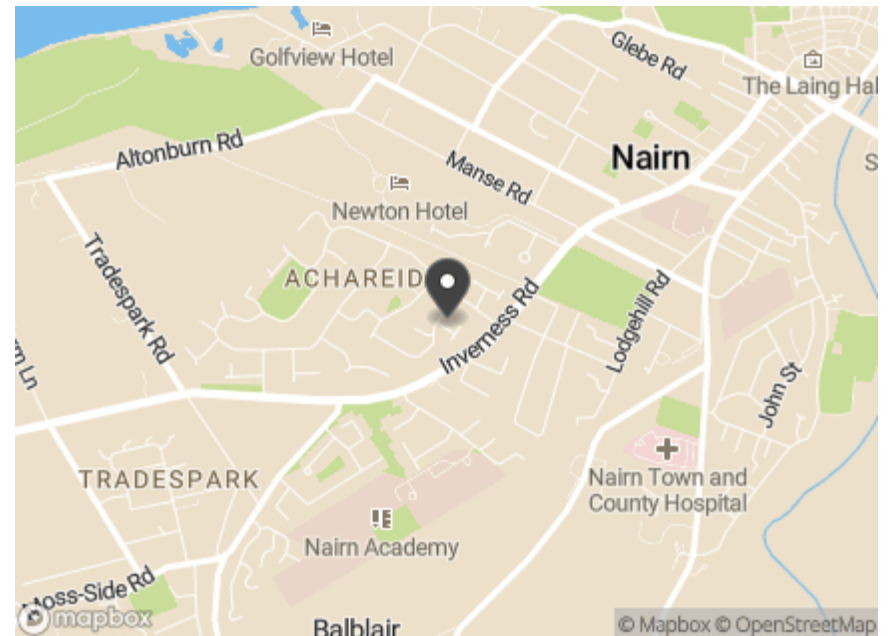




Approximate Floor Area  
948 sq. ft.  
(88.1 sq. m.)

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92+) <b>A</b>			(92+) <b>A</b>
(81-91) <b>B</b>		86	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	70		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC



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