



Bath Street, Nairn, IV12 4NA

**Offers Over £290,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS





- Four bedroom stone-built terraced house
- Garage and additional off-street parking
- Gas central heating
- Close to the beach and town centre
- Modern fitted kitchen/ diner
- Open fire in the lounge
- Two bathrooms
- Early entry available
- Viewings by appointment, 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](mailto:askhamish@hamish-homes.co.uk)



Located close to the centre of Nairn and a short distance from the beach, this idyllic stone cottage has been beautifully renovated to create a delightful modern home that retains many traditional features. Constructed in 1900 and with an interior space of 133m<sup>2</sup>, the house is generous, with long corridors, comfortably sized rooms and plenty of spaces for family, guests and visitors. The property has a separate parking space and garage opposite and access to the house is via a front garden which is laid with natural flagstone and fenced with timber panels providing privacy. The official entrance is to one side but patio doors at the front of the house open directly into the kitchen.

The kitchen is contemporary and has white cabinets, topped with black worktops in a galley layout. The splash area is finished with hewn earth-coloured tiles that complement the wooden joinery. An open arch opens to the utility area. A long hallway leads to the living room, which is finished in a warm palette to complement the rest of the property. Featuring a cast iron hearth and wooden mantelpiece, alcoves, coving and a naturally finished chair rail, this room feels in keeping with the age of the property but with modern elements to feel fresh and updated. The ground-floor bedroom is attractively proportioned and has a deep-set window that overlooks the rear of the property. A shower room is conveniently located nearby and has been well-finished with a round enclosure and mosaic tiling.

A wooden staircase sweeps up to the large upper floor and the three remaining bedrooms. An attractive stained glass window is at one end of the spacious landing and has a sill low enough to offer potential as a window seat. The bedrooms all feature elements of the attic architecture, with sloping ceilings and charmingly shaped doors. The principal bedroom has a large window, which can be an unusual feature for this style and age property. The family bathroom is beautifully designed with elements of mosaic tiling surrounding the modern bath, wash hand basin, WC and round shower enclosure. A window seat lends additional character and ensures the space is filled with natural light. The landing drops down a few steps to the two smaller bedrooms. With large skylights and coombed ceilings, these rooms are elegant and have the potential for creative interior styling for children or guests. 7a Bath Street is a delightful house full of charming features. Its warm and welcoming decor and generous space make it an appealing family home and its good location means it will be a very popular property.

#### 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. 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: D (64)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



**Hamish**<sup>®</sup>  
PROPERTY PROFESSIONALS





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 133 m<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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