



Glenelg Gardens, Nairn, IV12 4TD

**Offers Over £185,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



- Three bedroom semi detached house
- Close to Nairn Academy
- Gas fired central heating
- Double glazing
- Modern fitted kitchen
- Open plan lounge / diner
- Council tax band B
- Viewings by appointment, 7 days a week
- Entry date by mutual agreement
- 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)



Just under a mile from the beach and within walking distance of Nairn Academy, 7 Glenelg Gardens is a charming semi-detached three-bedroom home in a pleasant residential community close to the town centre. Constructed in 1989, it is on a leafy side road but within walking distance of shops, a secondary school and transport. The property is approached from a pretty front lawn enclosed with a block wall and planted with grass and shrubs. The large wooden door opens into an attractive hall with wooden floors, doors and light-coloured decor. The hall is spacious and has a welcoming and stylish ambience.

A generously sized open-plan living and dining room is neatly appointed and has a window overlooking the front of the property. Double sliding doors to the kitchen open fully to allow the space to be filled with natural light from the south-facing side of the property. These add to the open plan feel of the ground floor and enhancing the space even further. The kitchen is well-equipped with plentiful wooden fronted floor and wall cabinets that offer substantial storage and work surface. A wide central area allows plenty of room for movement and a small breakfast bar area is to the side. A tiled floor and dark worktops and splash areas accentuate the modern aesthetic.

The off-white-painted ground-floor bedroom is decorated with a pretty grey toile de jouy paper on one wall, creating an elegant and graceful-looking space. This room also benefits from a good amount of natural light. The family shower room is on the ground floor and has a curved shower enclosure, WC and a wash hand basin inset into a vanity unit. Carpeted stairs with white balustrading lead to the first-floor bedrooms. The principal room is very generous, with an attractive shape and partly coombed ceiling. White joinery and a southwest view help the room feel light and welcoming. The smaller room is decorated in green and also offers a generous amount of space and integrated storage.

Accessed from the kitchen, a tidy outdoor area is paved and offers an attractive and private patio space with a timber shed. This little garden is a charming suntrap and has a huge amount of potential to be developed into a contemporary urban-style garden. With an interior space of 93 m<sup>2</sup>, 7 Glenelg Gardens is a generously sized three-bedroom family home. It is beautifully decorated and maintained and enjoys a pleasant and peaceful location that is easily accessible and close to good services and schools, and we expect it to be of considerable interest to families.

#### ABOUT NAIRN

Formerly a market town and Royal Burgh, Nairn is easily accessible by excellent road and transport 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! The area has recently grown in popularity due to its outstanding golf courses, bustling town, varied shops and many creative enterprises.

Nairn can easily reach 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 worldwide, Nairn town centre has an energetic, lively feel that locals and visitors enjoy.

#### GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: B

EPC Rating: D (68)

Entry Date: By mutual agreement

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.



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PROPERTY PROFESSIONALS

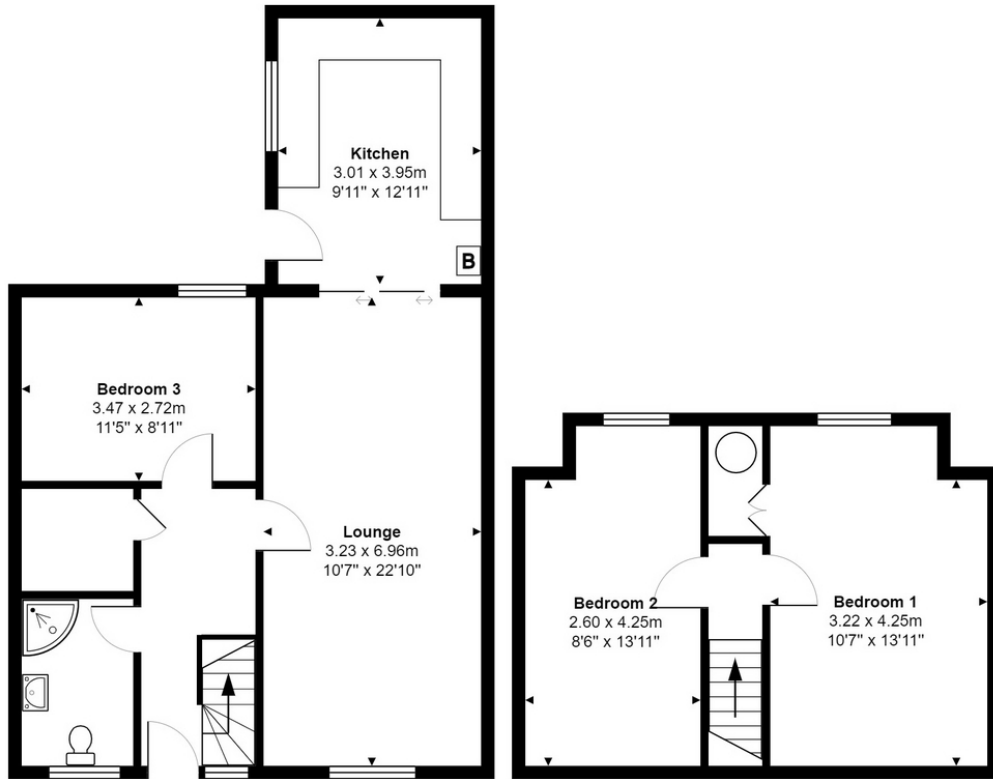


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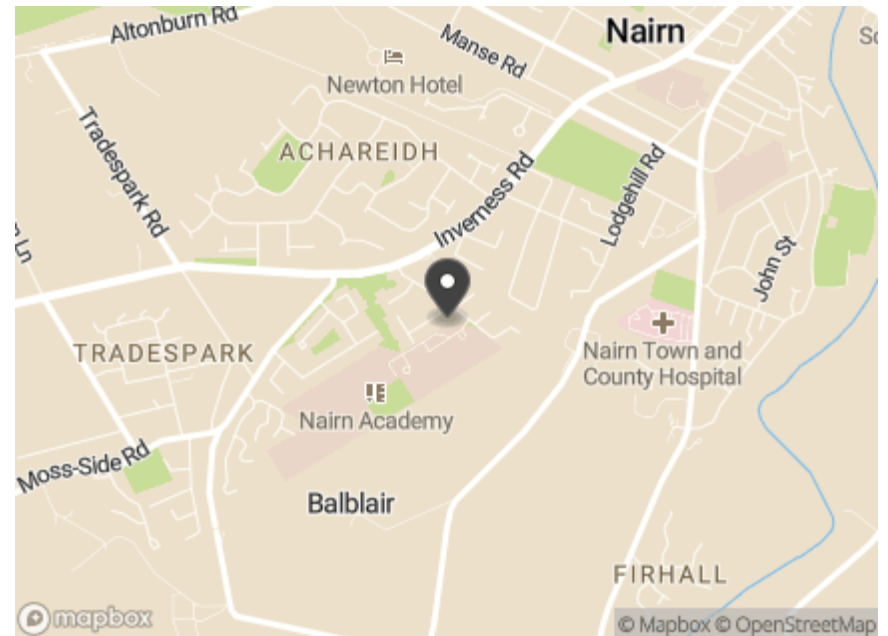
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 93 m<sup>2</sup>





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		68	84
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			63
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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