



Lawrie Drive, Nairn, IV12 5TY

**Offers Over £210,000**

Hamish

[www.hamish-homes.co.uk](http://www.hamish-homes.co.uk) | 01463 250000



**Hamish**  
PROPERTY PROFESSIONALS



- Two bedroom semi-detached bungalow
- Highly sought after location
- Gas fired central heating
- Triple glazing throughout
- Open plan kitchen / lounge
- Above average EPC energy & environmental ratings
- Off-street parking
- Entry date by mutual agreement
- 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)



Situated toward the end of a quiet back-street in the tranquil mixed residential development of Lochloy in Nairn, 130 Lawrie Drive is an elegant and pristinely cared-for two-bedroom bungalow. Constructed in 2016, it is exceptionally well-maintained and is in one of the most desirable parts of Nairn. The area also benefits from close proximity to beaches and nature and is just a short drive from Dalcross Airport and Inverness.

With a well-designed 62 m<sup>2</sup> interior space, the bungalow is approached from a tidy front garden laid with lawn and a block-paved drive. A vestibule opens in to a light-filled hall with wooden floors and white joinery. The open-plan living room, kitchen, and dining room are delightful and elegant. They are decorated in the softest of off-whites, which complement the wooden floors and Shaker-inspired panelled doors of the kitchen cabinets. The living area has large French doors that open onto the paved patio area beyond and coupled with the tidy and generously sized garden beyond, this is a fabulous space for indoor-outdoor living. The kitchen is an L-shape, leaving substantial room for a large dining table and chairs. Wooden worktops, a large gas hob and brushed steel appliances and details give the kitchen a fresh, modern feel. While integrated appliances create a streamlined space that complements the open-plan area well.

Two bedrooms are to the front of the property that gives these room south-facing views and each is fitted with a pale mocha carpet and gently coloured walls to accentuate the abundance of natural light. Both of the rooms have large integrated mirrored wardrobes. The principal bedroom has floor-to-ceiling glazed windows which open to the front lawn. The second bedroom has a large window and each room has pleasant shapes and proportions. The bathroom is of a very high standard, with the walls and floor tiled in earth tones. The bath with shower over, WC and inset wash hand basin have contemporary lines and give the bathroom a clean, modern ambience.

A standout feature is the garden, which is enclosed with timber fencing. With a generous patio area and gravelled spaces for seating and practical aspects, this lovingly designed garden has been planted with shrubs and herbaceous borders. An area has been created at the rear that includes a timber shed and offers the potential of a kitchen garden if desired. With such a fabulous location and excellent condition, 130 Lawrie Drive is a desirable property that will make a wonderful home for a couple or single person and considerable early interest is expected.

#### 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: D

EPC Rating: B (80)

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 and blinds and all integrated kitchen appliances.



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



2

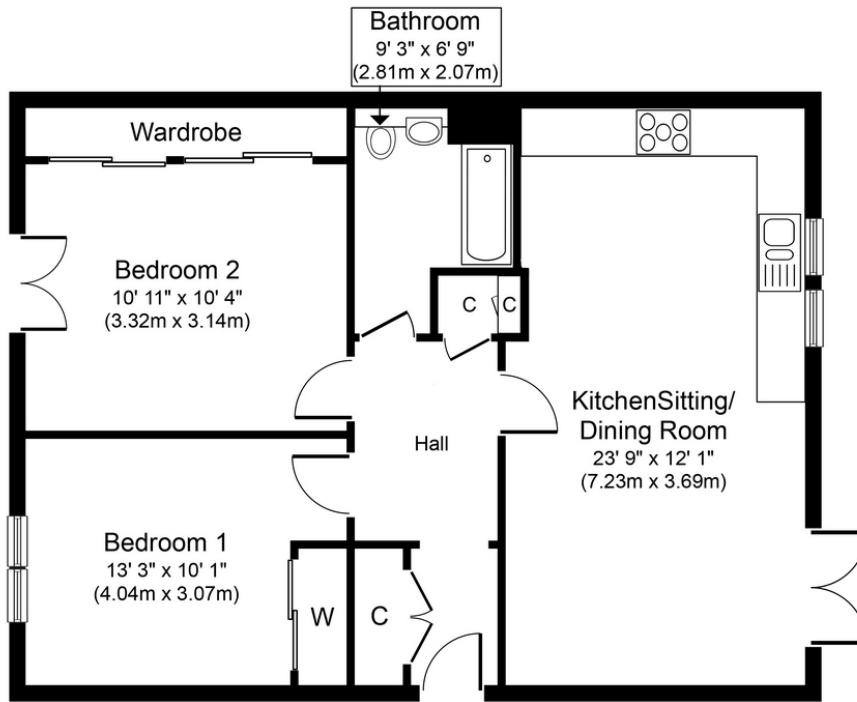


1



65 m<sup>2</sup>

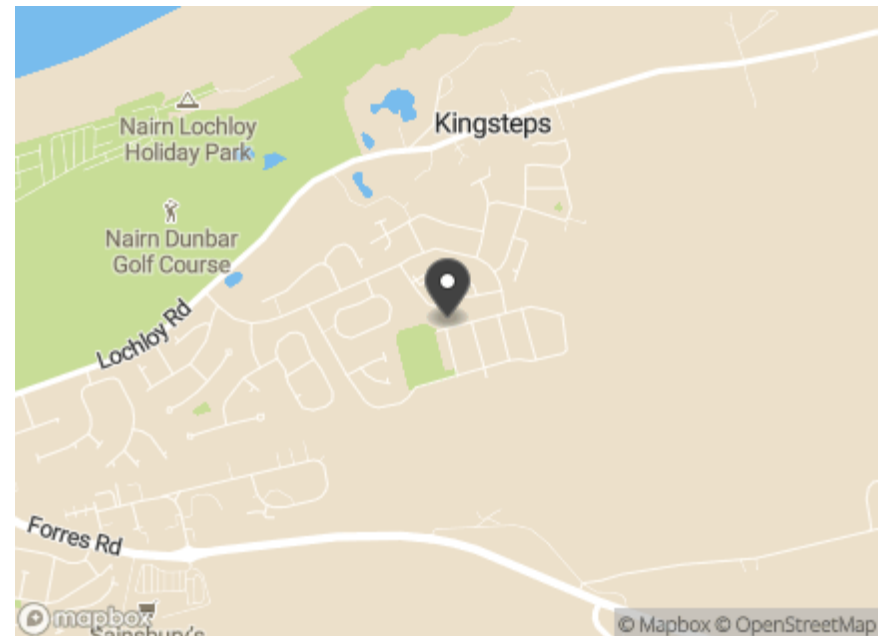




Approximate Floor Area  
752 sq. ft.  
(69.9 sq. m.)

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.  
Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		<b>93</b>	(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>		(69-80) <b>C</b>	<b>82</b>	
(55-68) <b>D</b>			(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			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Hamish

Kintail House, Beechwood Park,  
Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000