



## Charlotte Court, Nairn, IV12 5BF

Offers Over £145,000

Hamish

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PROPERTY PROFESSIONALS

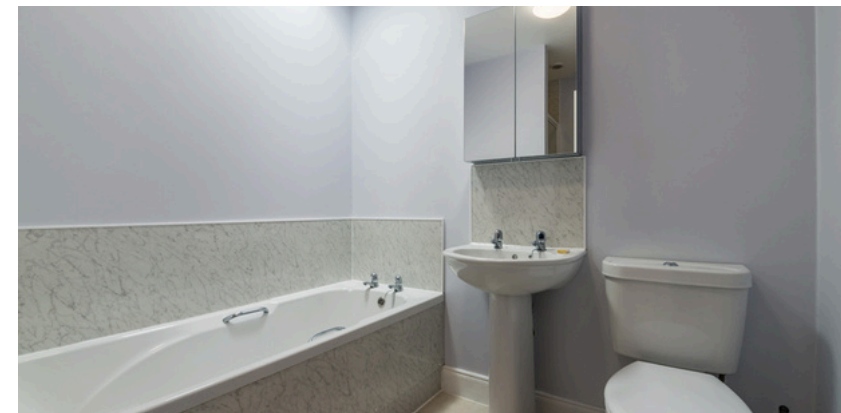


- Two bedroom purpose built flat
- Quiet residential location
- Open plan kitchen / lounge
- Double glazing
- Off-street parking
- Walk-in condition
- Above average EPC ratings
- Early entry available
- Viewings by appointment, 7 days a week
- Home report available on request

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)



Within walking distance of Nairn town centre and easily commutable to Inverness, Flat 2 Charlotte Court offers an outstanding property at a fantastic value. Situated on the top floor of a purpose-built block that was built in 2007, the building has been constructed to an exceptionally high standard and is impeccably maintained. The exterior is pristine and has a prestige ambience. This property also benefits from additional storage, which is accessible close to the entrance of the apartment.

Surrounded by tidy landscaping and approached from an expansive drive, parking is to the side and rear of the property. A high-quality wooden door opens onto a private staircase leading to the apartment on the first floor. The living room is decorated in a stylish sand colour that is complemented by white joinery. A large sash window and a skylight fill the space with plenty of natural light. The kitchen has wooden-fronted floor and wall cabinets, a dark work surface and checkered tiles in earth tones. This practical kitchen is spacious and well designed and features a useful breakfast bar.

A small hallway leads to the two bedrooms, which are private and peaceful. Both bedrooms are generously sized and well-finished with the same sand-coloured walls seen elsewhere in the property. Each has a charming coombed ceiling, a large window looking over the front of the building, and integral storage. Decorated in white with panels in the splash areas, the bathroom is generously sized and has a bath, separate shower, wash hand basin, and WC. With an interior space of 69 m<sup>2</sup> and finished to an exceptionally high standard, Flat 2 Charlotte Court is an elegant property with a good EPC rating of B. Add this to its exceptional value, beautiful setting and outstanding location and it becomes an incredibly desirable property that is expected to be very popular.

**ABOUT NAIRN** Formerly a market town and Royal Burgh, Nairn is easily accessible by excellent roads and links. It is also situated close to three beaches, one of which has received a Blue Flag award for cleanliness. The centre of Nairn is 17 miles from Inverness, the capital of the Highlands and just nine miles from Dalcross Airport, which has 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, all of which 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 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 exciting 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 essential 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 that is enjoyed by locals and visitors alike.

#### GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: C

EPC Rating: B (82)

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.

#### ANTI-MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.



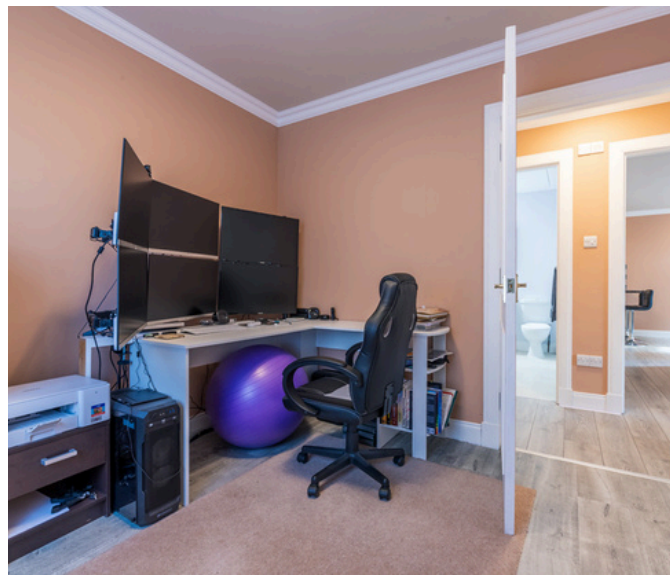
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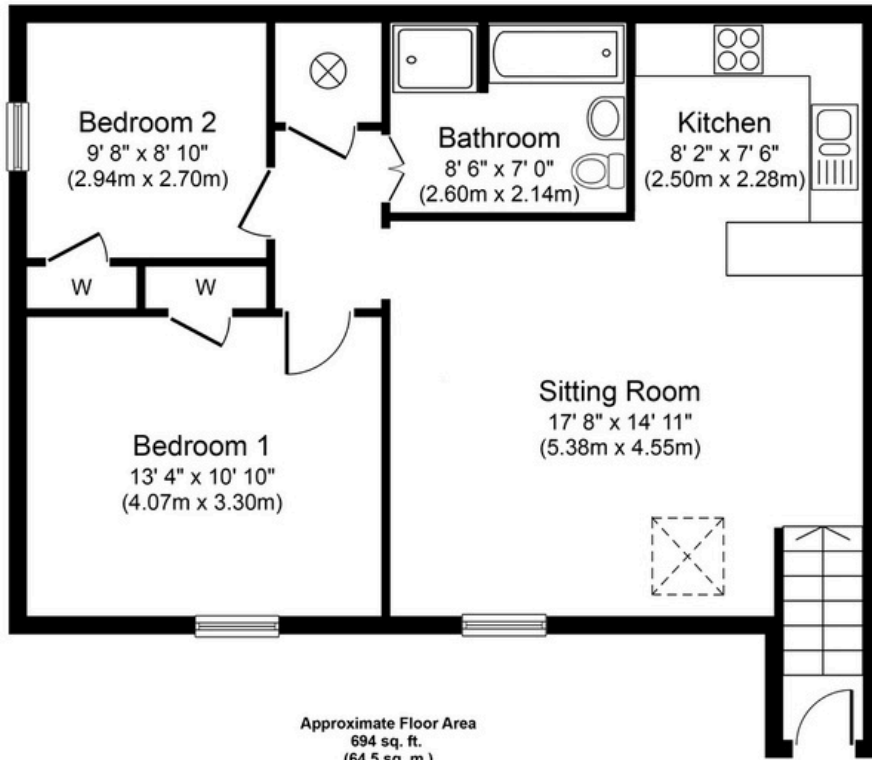


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 65 m<sup>2</sup>

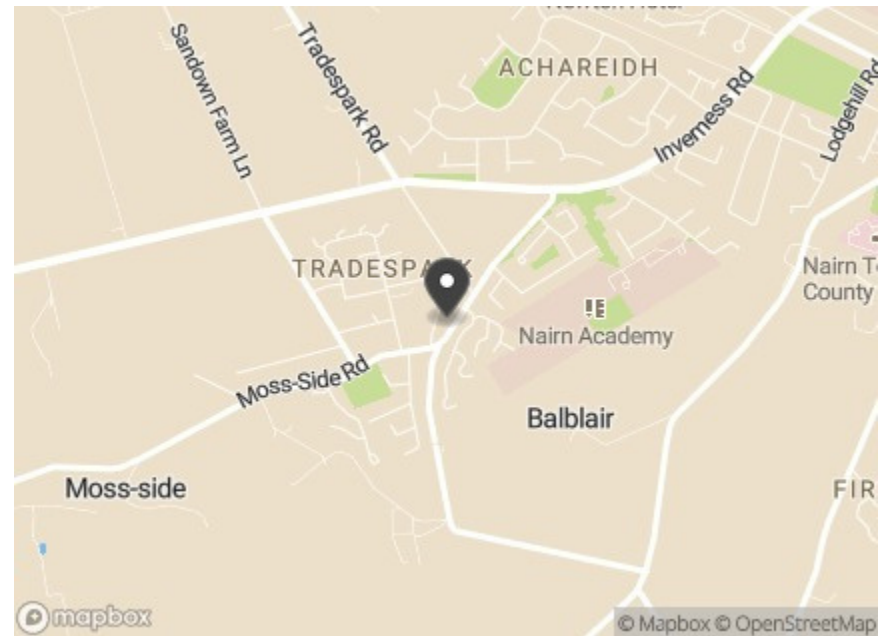




Approximate Floor Area  
694 sq. ft.  
(64.5 sq. m.)

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			
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	
		82	83
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			
England, Scotland & Wales		EU Directive 2002/91/EC	
		71	73



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