



Boath Terrace, Nairn, IV12 5AD

**Offers Over £95,000**

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Situated close to the A96 and benefitting from a peaceful rear-facing position, 17 Boath Terrace is a top floor apartment in an attractive Victorian property, and at a very good value. A large and well-kept lawn lies in front of the private entrance. Constructed in 1890 and with a floor area of approximately 52 m<sup>2</sup>, the accommodation is generous for a one-bedroom property. Its pleasant layout makes it perfect for a single person or couple, especially if they are looking to make their first step on to the property ladder.

A staircase leads to the main accommodation. Teal-coloured carpet is used throughout the property and the interior has been decorated in neutral and pastel colours with white painted panelled doors and joinery to maximise the plentiful natural light. The living room has a characterful coombed ceiling and alcoves that provide display and storage space. With a large window that looks to the southwest and decorated in bright colours it is a cheerful room with a charming ambiance.

Painted a deep pumpkin hue, the kitchen is warming with an L-shaped worktop. The window has a fabulous view over the gardens and lawns and overlooks several mature trees. Enjoying the same beautiful view as the kitchen, the double bedroom has generous proportions and built-in storage. The bathroom is painted taupe with panels in the splash areas, a bath with a shower over it, a WC and a wash hand basin.

With a good EPC rating of C, double glazing and set in attractive and well-maintained communal grounds, 17 Bath Terrace is a fabulous and manageable apartment. With a little modernisation and some redecoration, it offers a first-time buyer a fantastic opportunity and with the right touch will create a beautiful home for an individual or couple.

#### 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: B

EPC Rating: C (74)

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.



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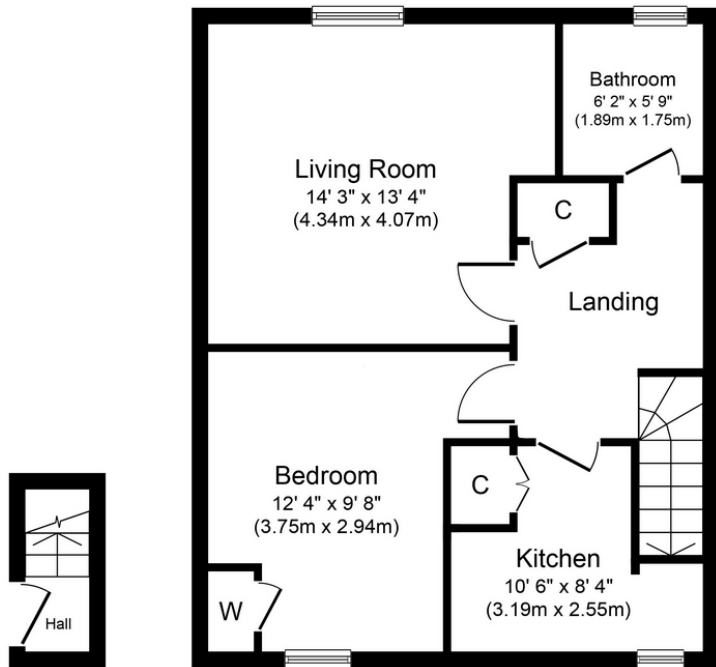


1



52 m2





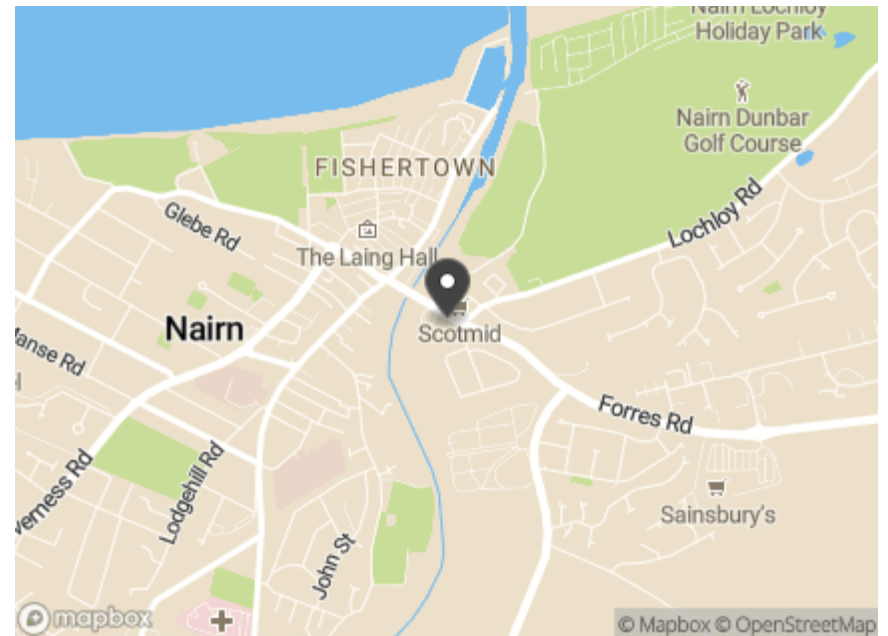
Ground Floor  
 Approximate Floor Area  
 17 sq. ft.  
 (1.6 sq. m.)

First Floor  
 Approximate Floor Area  
 523 sq. ft.  
 (48.6 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		
	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		
	74	78
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>		
(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		
	75	81
England, Scotland & Wales	EU Directive 2002/91/EC	



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