



Park Street, Nairn, IV12 4PL

Offers Over £220,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Three bedroom semi detached bungalow
- Situated in the popular Fishertown area of Nairn
- Close to the river, beach and town centre
- Gas central heating
- Double glazing
- Spacious lounge
- Large kitchen diner
- Early entry available
- Viewings by appointment only, 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



This lovely, traditionally built cottage-style house is located on a peaceful side road in the popular Fishertown area of Nairn. It is within a short walk of the town centre and the beach, making it ideally situated for practical and leisure use. Constructed in about 1924, the house is close to schools and within commuting distance of local employers and business parks. Its generous interior space of 95m² also makes it suitable for a small family or a couple.

The property is accessed from a paved front garden with gravel and shrubs, a tidy, blue-painted shed is to one side. The entrance opens into a hallway decorated in neutral colours and with naturally finished timber joinery and doors. The carpeted living room is papered in a botanical print on the feature wall and has a gas fire with a back boiler that services the central heating. This is a comfortable room with a west-facing view of the front garden.

The kitchen dining room is generously sized, with an L-shaped arrangement of wooden-style cabinets leaving plenty of room for a dining table and freestanding furniture. Brown and cream checkerboard tiles finish the kitchen decor, while the remaining wall is painted a mocha colour, creating a warm and welcoming space. The shower room is on the ground floor and is finished with neutral-coloured panels and has a large wooden display and storage area. It has a shower enclosure, WC, and pedestal wash hand basin.

A straight flight of carpeted stairs leads to a small landing and three bedrooms. The principal bedroom is painted in a deep lilac and has a double built-in wardrobe with wooden doors. Two further bedrooms are well-sized, each with good proportions and finished in warm colours. Both have built-in wardrobes. All the bedrooms are comfortable and offer delightful, generous and characterful spaces. 24 Park Street is a charming house with a beautifully welcoming atmosphere. It is in a fantastic, quiet location and retains a traditional appeal that is extremely attractive and much sought after. Its great setting, close to schools and amenities, a beautiful layout and generously sized rooms make it a fabulous home for a family.

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 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: E (42)

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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PROPERTY PROFESSIONALS



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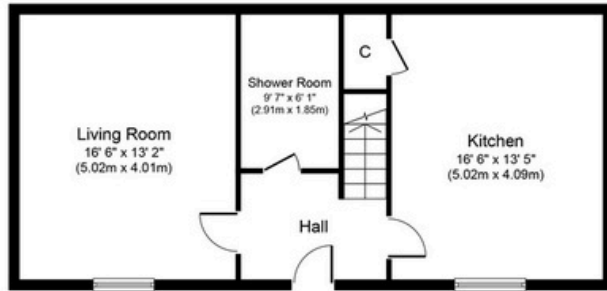


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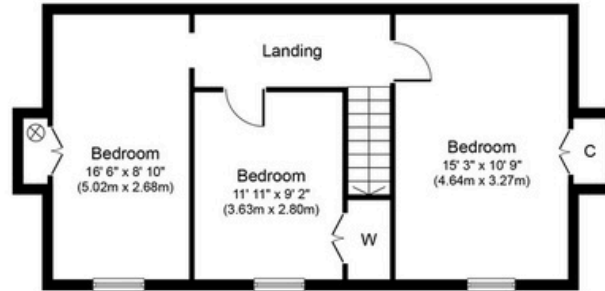


95 m2





Ground Floor
Approximate Floor Area
625 sq. ft.
(55.4 sq. m.)

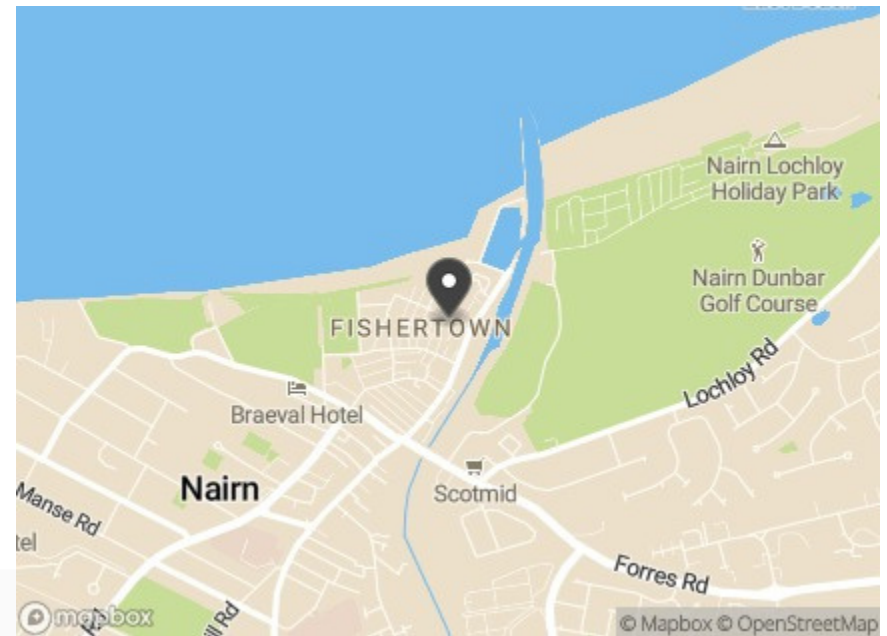


First Floor
Approximate Floor Area
544 sq. ft.
(50.6 sq. m.)

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+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



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