



Camperdown Road, Nairn, IV12 5AR

Fixed Price £160,000

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- Above Average EPC Energy Rating
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Located close to Sainsbury's and less than a mile from the centre of Nairn, this nicely sized mid-terrace house offers a lovely home at an excellent valuation. Set on an established residential estate with wide roads and views of the surrounding hills and fields, 12 Camperdown Road is a west-facing mid-terrace property with a large open space to the front that offers parking for two vehicles and storage. Constructed in 1974 and with a floor area of 77 m², the property is well-sized and has a pleasant layout, making it perfect for a small family or couple looking to take their first step on the property ladder.

A hallway opens into a generous living and dining room featuring cheerful pale blue paper decorated with birds and foliage on one wall. Alcoves provide space for freestanding furniture and plenty of storage. The living room overlooks the front of the house, and the dining area has an easterly view of the garden.

The kitchen is dramatic and beautifully styled. It is decorated in royal blue with copper-coloured splash areas and features striking navy-painted cabinets finished with copper-door trim. Wooden worksurfaces complement the joinery and flooring, and it is arranged in a practical U-shape with a separate area for full-height cabinets and an eye-level oven.

Carpeted stairs lead to a landing decorated with blue and silver geometric paper. The principal bedroom has been playfully decorated in pale green with paper featuring safari animals. This is a generous space with good ceiling heights and proportions and a lovely view of the areas around Nairn.

The second bedroom is generously sized and has long lines. The third bedroom is painted a shade of blue and has a cleverly designed, integrated, elevated box bed with storage space beneath it. The family bathroom is finished with stone-coloured tiles and has a bath with a shower over it, a WC and a pedestal basin with a cabinet fitted around it.

Timber-fenced and laid with lawn, the garden has been well-designed and zoned into areas that include a decked patio, wood chip play area, and vegetable beds. A timber shed provides storage. This is a fabulous outdoor space offering considerable scope. With a very good EPC rating of C and an attractive layout, 12 Camperdown Road is a lovely home. It could benefit from a little upgrading and some further decoration but this is reflected in its outstanding value. It has a great location close to schools, shops, recreation areas, and outdoor pursuits, and it offers a wonderful opportunity for a couple or small family looking for their first property.

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. 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 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 that is enjoyed by locals and visitors alike.

GENERAL INFORMATION

Services: Mains Water, Electric & Gas

Council Tax Band:B

EPC Rating: C (73)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



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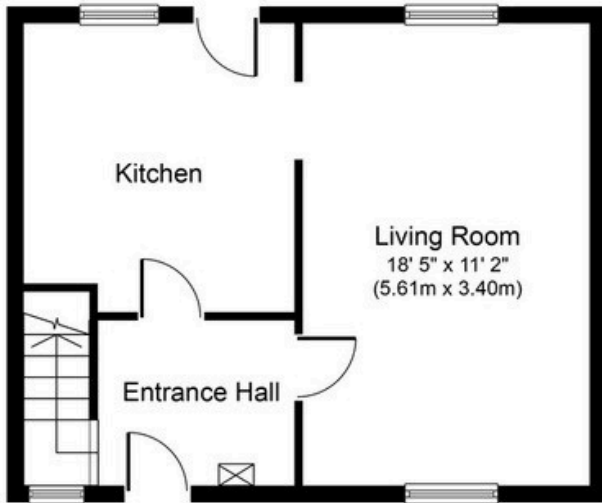


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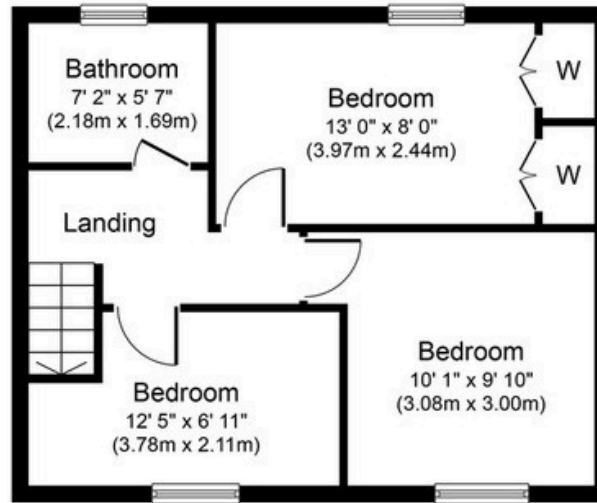
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 77 m²





Ground Floor
Approximate Floor Area
416 sq. ft.
(38.7 sq. m.)

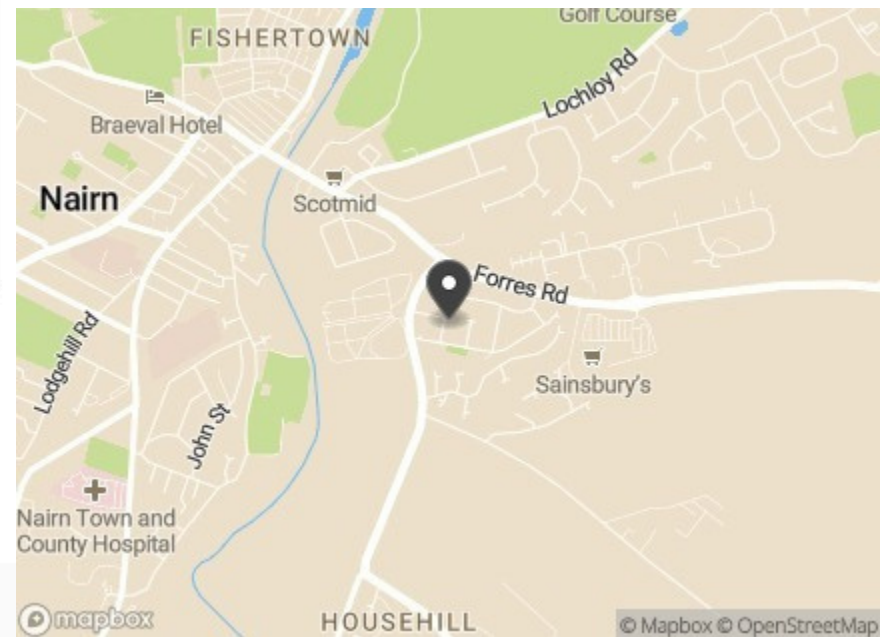


First Floor
Approximate Floor Area
416 sq. ft.
(38.7 sq. m.)

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B		86
(69-80)	C			(69-80)	C	72	
(55-68)	D			(55-68)	D		
(39-54)	E		73	(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



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