



Lethen, Nairn, IV12 5QJ

**Offers Over £440,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



- Substantial Four Bedroom Family Home
- Set In A Wrap-around Garden With Rural Views
- Off-street Parking
- Oil Fired Central Heating
- Double Glazing Throughout
- Modern Fitted Kitchen With An Aga Range Cooker
- Inset Woodburner In The Lounge
- En-suite Ground Floor Bedroom
- Luxurious Freestanding Bath in Elegant Bathroom
- Relaxing Sunroom with Rural Views

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)



Imagine waking up every morning to uninterrupted views of the surrounding countryside and the sea from your spacious and secluded home. Cairngorm is a beautifully designed four-bedroom property which offers this idyllic lifestyle, nestled in a serene rural setting with uninterrupted views of rolling green fields and the sea as far as the eye can see. This beautifully designed property seamlessly marries modern convenience with the tranquil charm of countryside living, providing a peaceful retreat while still keeping you connected to nearby amenities.

Stepping through the entrance, you are greeted by a bright and airy vestibule that leads into the heart of the home. The spacious hallway effortlessly connects the living areas, offering an immediate sense of flow and space. The sitting room is an inviting sanctuary, featuring a striking wood-burning stove at its centre, a perfect spot to unwind on cooler evenings. Natural light pours in through the large windows helping to bring the stunning outdoor scenery into the families space to relax in. From the living room you enter the dining room, a great size space capable of accommodating a large family dining table and chairs, perfect for family meals or entertaining friends. The home also benefits from a sunroom, an intimate space perfect for sipping morning coffee as you take in the sweeping views of the surrounding countryside. Whether used as a quiet retreat or an additional entertaining area, the sunroom is a versatile extension of the living space.

The kitchen is designed with family living in mind, featuring modern, light wood coloured floor and wall mounted cabinets, enhanced by sleek downlighting to give you ample storage space. The neutral tones are complimented by the dark wooden flooring which flows through the ground floor. Another highlight of the house is the traditional Aga, which is not only a focal point of the kitchen but also an ideal complement to the home's country character.

Nearby, a well-designed utility room provides added functionality with extra storage and laundry facilities, ensuring the main areas of the home remain clutter-free. A convenient downstairs WC is located just off the hallway, offering everyday practicality. Also on the ground floor you'll find two bedrooms. Bedroom one features an en-suite shower room with sleek modern fittings, an ideal haven for guests or as a master suite for those seeking single-level living. The second bedroom is slightly smaller but benefits from a large built in wardrobe allowing the user plenty of space to store their things.

The luxurious family bathroom on the ground floor evokes the sense of luxury and relaxation, featuring a freestanding bath and striking green tiles that add a touch of elegance against the neutral tones of the walls. Whether you prefer a long indulgent soak or a quick rinse in the separate shower, this spacious bathroom caters to all your needs. An additional shower room upstairs ensures that everyone's comfort is accounted for, offering practicality and privacy.

As you ascend to the upper floor, you'll discover two additional generously sized bedrooms, each boasting charming sloped ceilings and offering picturesque views over the countryside. These rooms exude character and warmth, making them the perfect retreats for family members or guests. A separate study provides a quiet, tucked-away space for working from home or pursuing hobbies. The outdoor space surrounding Cairngorm is as impressive as the interior. The expansive garden wraps around the house providing ample space for children to play or for gardening enthusiasts to cultivate their own corner of nature. Mature trees and shrubs add to the natural beauty and colour of the grounds, while a gravel driveway offers plenty of parking space.

With its oil-fired central heating, modern insulation and well-maintained timber double-glazed windows, Cairngorm ensures comfort and energy efficiency throughout the year. Located just a short drive from Nairn, with its shops, restaurants and amenities, this home offers the perfect blend of rural seclusion and modern convenience. Whether you're seeking a family home or a peaceful retreat to embrace the slower pace of countryside living, Cairngorm offers the space, comfort and natural beauty to make every day feel like a breath of fresh air.

#### ABOUT LETHEN

Lethen, located in the stunning countryside near Nairn, offers a serene rural lifestyle surrounded by rolling hills, forests and tranquil farmland. Lethen provides an idyllic retreat for those seeking peace and natural beauty, while still being just a 15-minute drive from the bustling seaside town of Nairn. This perfect balance between seclusion and convenience makes it a desirable location for those looking to buy a property in the Highlands.

Nearby Nairn offers a variety of amenities, including supermarkets, cafes, restaurants and healthcare facilities, as well as its famous beautiful sandy beaches and a championship golf course. For families, the area is well-served by local schools with primary education available in nearby Auldearn Primary School and secondary education provided at Nairn Academy. Lethen's rural charm is complemented by excellent transport links, with the A96 providing quick access to Inverness, around 20 miles away, where more extensive shopping, dining and entertainment options can be found. Inverness also offers rail and air connections for wider travel.

For those looking to enjoy the tranquillity of the Highlands while remaining close to essential amenities, Lethen offers an exceptional opportunity to experience the best of both worlds in a picturesque, isolated setting.




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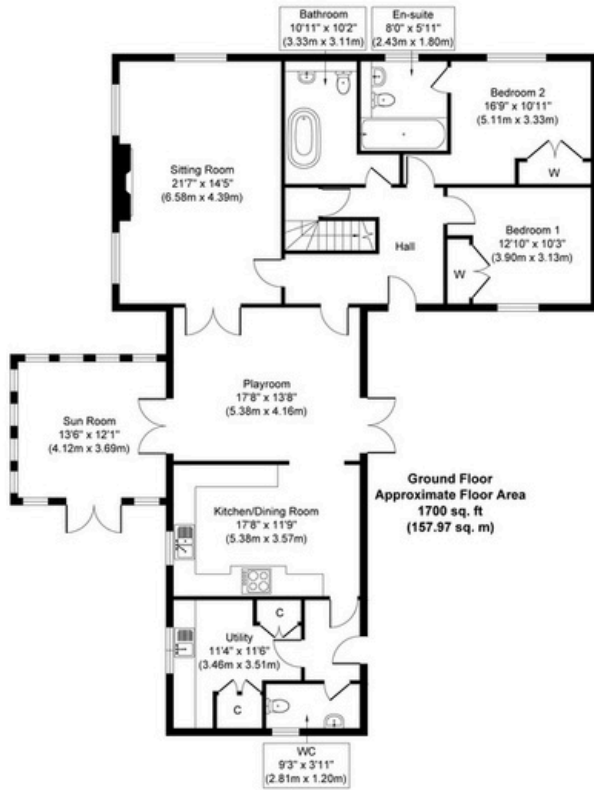


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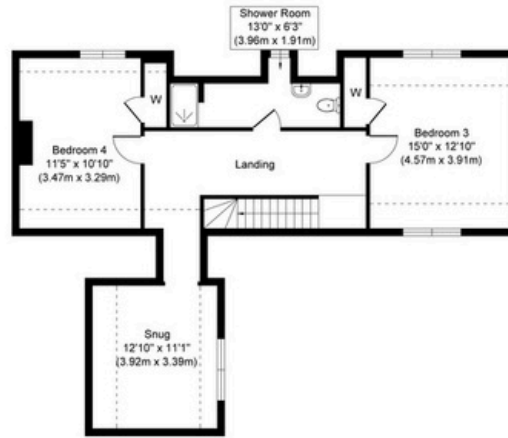
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 230 m<sup>2</sup>





**Ground Floor**  
Approximate Floor Area  
1700 sq. ft  
(157.97 sq. m)



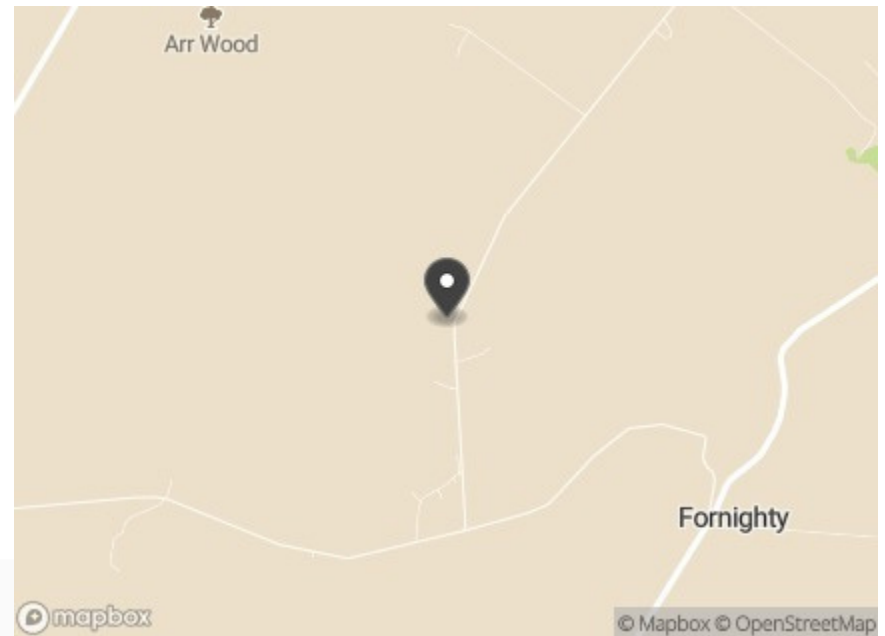
**First Floor**  
Approximate Floor Area  
789 sq. ft  
(73.29 sq. m)

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>	74	80
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>	71	77
(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	



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