



Links Place, Nairn, IV12 4NH

Offers Over £285,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Semi Detached Three Bedroom Period House
- Prime Coastal Location
- Two Public Rooms
- Gas fired central heating
- Striking Bay Windows
- Low Maintenance Front and Rear Gardens
- Potential for Modernisation
- Viewings By Appointment Only, 7 Days A Week
- Home Report Available On Request
- Entry Date By Mutual Consent

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 beach front property with stunning views out across the Moray Firth, sits in the highly desirable and sought-after location of Nairn, offering an unparalleled seafront lifestyle. Built around 1900, this home exudes historic charm while providing modern comfort. The property is situated close to the town centre, with local amenities just a short stroll away, making it an ideal setting for families and individuals alike.

Upon arrival, you are greeted by the inviting exterior of the house, with a front garden enclosed by a sturdy stone wall. The garden is paved and adorned with small decorative shrubs and flowers, adding to the property's curb appeal. Entering through the small entrance vestibule, you are welcomed by an internal door featuring a decorative glass design, setting a refined tone for the rest of the home.

To the front of the property is the spacious lounge, which features a striking bay window that floods the room with natural light. High ceilings enhance the sense of space and a built-in cabinet and gas fireplace with a stone decorative surround add to the room's elegance. This carpeted room is both inviting and comfortable, perfect for relaxation or entertaining guests.

The ground floor also boasts a second living area, currently used as an additional sitting room but versatile enough to serve as a formal dining room. This room also features a gas fire, adding to the cosy ambiance. The traditional-style kitchen, located off this second sitting room, is compact yet functional, with a window above the sink offering pleasant garden views. The bright yellow walls create a cheerful atmosphere and with some modern touches, this space could become a true culinary haven.

From the kitchen you can step out into the conservatory, currently utilized as a utility space with plumbing and fittings for a washing machine and dryer. Decorated in a similar style to the kitchen, this versatile area could be used for various purposes, including relaxing or dining while enjoying the summer months.

Ascending the carpeted staircase to the first floor you find three bedrooms and a shower room. The large double bedroom at the front of the property features built-in storage cupboards and a grand bay window, offering breathtaking views across the beach and the sea beyond. A second, smaller double bedroom at the rear of the house also includes built-in storage, while a third, smaller single room is ideal for use as a child's room, nursery, or home office, enhanced by a skylight for additional light. The first floor also houses a large shower room, complete with an electric shower, enclosed shower cubicle and white fittings, toilet and sink. This traditional yet functional space caters to all your needs.

The rear garden is paved providing ample space for outdoor relaxing and dining, while mature trees add a touch of nature while keeping the maintenance levels low. Timber fencing on one side and a stone wall on the other ensure privacy, creating a serene outdoor oasis. Wooden sheds provide plenty of outdoor storage space too. While the property would benefit from modernisation, its key selling point is undoubtedly its prime location. Situated right on the seafront of Nairn beach, this home offers unparalleled views and immediate access to one of the area's most popular attractions. This highly desirable spot is perfect for those seeking a blend of historic charm and modern living in a stunning coastal setting.

ABOUT NAIRN

Nairn is a picturesque coastal town renowned for its stunning beaches, rich history, and vibrant community. The town's beautiful sandy beaches are a major draw, offering perfect spots for relaxation, coastal walks and water sports. Nairn's seafront also features a scenic promenade and a bustling harbour, where you can often spot seals and dolphins. Nairn is steeped in history, with its origins dating back to medieval times. The town centre is home to a range of historical buildings and landmarks, including the Nairn Museum, which provides insights into the area's rich cultural heritage.

Residents of Nairn enjoy a variety of amenities, including local shops, cafes and restaurants, as well as primary schools and a secondary school which make it an ideal place for families. The town hosts numerous community events throughout the year, such as the Nairn Highland Games and the Nairn Book and Arts Festival, fostering a strong sense of community spirit. Outdoor enthusiasts will find plenty to explore in and around Nairn, from golfing at the renowned Nairn Golf Club to hiking in the nearby countryside. The town is well-connected by road and rail, with Inverness just a short drive away and just minutes from Inverness Airport, providing additional amenities and transport links. With its blend of natural beauty, historical charm, and a welcoming community, Nairn offers a unique and fulfilling lifestyle in the Scottish Highlands.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: E

EPC Rating: D (58)

Entry Date: By mutual agreement.

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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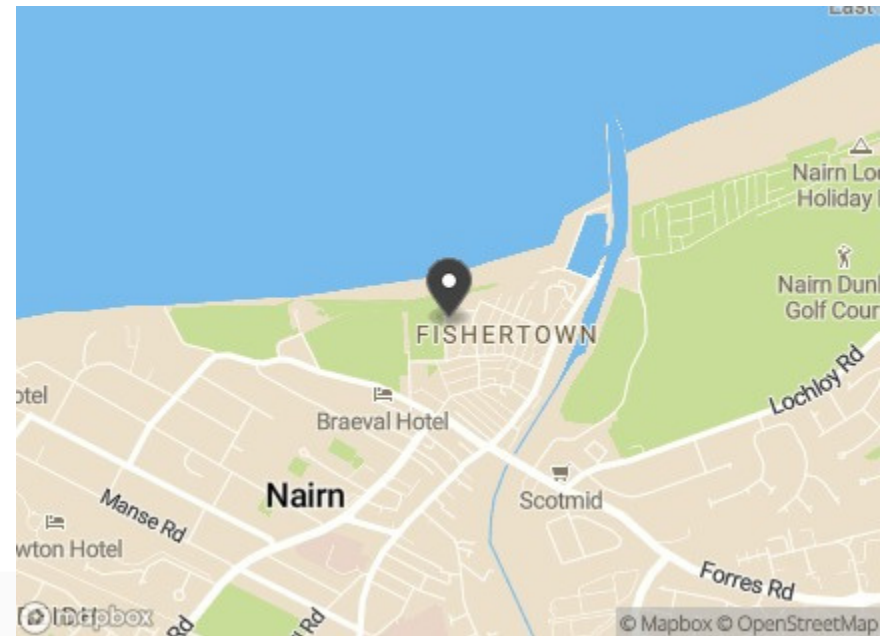
115 m²





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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	58	(92+)	A	79
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(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			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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