

DOVE COTTAGE, 58 SOCIETY STREET, NAIRN IV12 4NL

Offers Over £235,000



Fabulous three-bedroom, semi-detached dwelling located in the highly desirable and historic Fishertown area of Nairn, just steps from the scenic Nairn Links and beautiful beach.

R&R Urquhart LLP



This charming and character-filled home offers a rare opportunity to enjoy coastal living in a convenient setting, with the town centre and transport links all within easy walking distance.

To the front of the property is an attractive paved courtyard garden, offering a pleasant low-maintenance outdoor space ideal for relaxing or entertaining. External practical features also include ample bin and log storage.

Entry is via a glazed porch, a bright and welcoming space that leads into the main hallway.

The lounge is a beautiful feature of the home, immaculately presented with original exposed floorboards and a stunning inglenook fireplace housing a wood-burning stove, creating a cosy and inviting atmosphere. A door from the lounge leads to the third bedroom, a comfortable and versatile double room with a rear aspect window, perfect for guests or home working.

The kitchen has been thoughtfully designed with a contemporary yet timeless aesthetic, featuring neutral-toned units, solid oak worktops, and a stylish tiled splashback. Integrated appliances include a ceramic hob, electric oven, extractor hood, and dishwasher. The wall-mounted Worcester boiler is also housed here, and the stone-effect tiled flooring adds to the modern finish.

A door off the kitchen opens into a walk-in pantry/utility room, providing excellent additional shelved storage, a washing machine, tumble dryer, and fridge freezer. A ceiling hatch provides access to the loft.

The ground floor bathroom is well-appointed and finished to a high standard, comprising a white WC, wash hand basin, and a bath with an overhead Grohé mains-fed shower and glass screen. Fully tiled in a natural stone effect and with a Velux window, the bathroom is filled with natural light and offers a serene retreat.





A carpeted staircase leads to the upper floor, where a spacious landing is illuminated by a large Velux window and features extensive built-in storage along one wall. The upstairs shower room includes a white WC, wash hand basin, and a generously sized 1100mm shower cubicle fitted with a Mira electric shower. Finished again with natural stone-effect wall and floor tiles and a front-facing window, the space is both functional and stylish.

The first floor also accommodates two generously proportioned double bedrooms, both front-facing and laid with carpet. Each room benefits from excellent built-in storage and offers ample space for additional furniture.

This brilliant home combines modern comforts with original character, set in a fantastic seaside location. Its proximity to the beach, local amenities, and the town centre makes it an ideal choice for those seeking a lifestyle that blends convenience, charm, and the natural beauty of Nairn's seaside surroundings.

Extras Included

Blinds, fitted floor coverings, washing machine, tumble dryer, fridge freezer

Heating	Gas fired central heating
Double Glazing	uPVC double glazing (newly installed, except porch)
Council Tax	Band C
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains





The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

R&R Urquhart LLP

Nairn Office

20 High Street,
Nairn IV12 4AX
T: 01667 453278
F: 01667 453499

Inverness Office

Ness Horizons Business Centre,
Kintail House, Beechwood Park
Inverness IV2 3BW
T: 01463 250025

Forres Office

117-121 High Street,
Forres, Moray IV36 1AB
T: 01309 676600
F: 01309 673161

www.urquhartproperty.com

