

2 HOWDEN COTTAGES, BALBLAIR ROAD, NAIRN IV12 5LT

Offers Over £160,000



This charming period terraced property is ideally located close to the town centre and a wide range of local amenities. It offers well-proportioned living space, front and rear gardens, and the added benefit of a driveway with off-street parking.

R&R Urquhart LLP



This charming property is a fantastic opportunity for first-time buyers or those looking to downsize, offering comfortable and versatile living.

The home benefits from a lengthy private driveway with off-street parking. The rear garden is a particularly delightful surprise, generous in size and well-established with a wide variety of trees, shrubs, and flowering plants. Two garden

sheds and a greenhouse add to the great outdoor storage, while a further external store provides excellent storage space and accommodates both a washing machine and tumble dryer.

At the front, a paved path leads to the uPVC entrance door, opening into a hallway with a carpeted staircase rising to the first floor.

The generous lounge is filled with character, with a front-facing window, a feature wood-burning stove set in a fireplace recess, and two original alcoves. A walk-in cupboard within the lounge offers superb storage.

The galley-style kitchen is fitted with white units, complementary worktops, and a tiled splashback. A window overlooks the rear garden, and a wall-mounted Worcester boiler is situated here. The kitchen is open into a rear hallway leading to the bathroom, which comprises a white WC, wash hand basin, and a shower bath with a mains-fed shower over. The room is fully tiled and finished with a slate-effect tiled floor.

Also from the rear hallway, stable-style doors open into a bright and welcoming garden room, glazed on two sides and providing a lovely connection to the garden.

The ground floor also hosts a well-proportioned double bedroom with an original shelved cupboard. This bedroom, along with the bathroom being on the ground floor may appeal to someone who would prefer single level living. The ground floor bedroom could also perhaps be used as a lounge, allowing the existing lounge to be utilised as a dining room, just off the kitchen.

The carpeted staircase leads to a half-landing with a window to the rear allowing lots of natural light to flood in, then on to the first floor landing, where there are two spacious double bedrooms. Both rooms face the front and benefit from excellent wall-to-wall custom-built storage.

This property is ideally located within walking distance of the town centre, hospital & GP surgery, and the railway station.

The property is situated adjacent to a working timber sawmill. As such, there will be noticeable noise during operating hours, typically between 7:00 AM and 5:00 PM, Monday to Friday. The sawmill does not operate during evenings, weekends, or bank holidays, when the surroundings are generally quiet.







Approx. Dimensions

Lounge	4.74m x 3.68m
Kitchen	3.52m x 1.87m
Garden room	2.29m x 2.36m
Bathroom	2.53m x 1.78m
Bedroom 1	3.34m x 4.28m
Bedroom 2	3.36m x 3.44m
Bedroom 3	3.39m x 3.05m

Extras Included

Fitted floor coverings, blinds, curtains, cooker, washing machine, tumble drier, fridge freezer

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
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.

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