

BALNASPIRACH COTTAGE, NAIRN IV12 5NY

Offers Over £225,000



Delightful two-bedroom traditional cottage located in a peaceful rural setting just 2 ½ miles from Nairn.

R&R Urquhart LLP



This charming two-bedroom traditional cottage offers a wonderful combination of rural tranquillity and convenient access to amenities, located approx. 2 ½ miles from the popular seaside town of Nairn, the property is nestled in a

peaceful setting with a variety of neighbouring properties, providing a sense of seclusion without feeling isolated.

The property sits within a wrap-around garden, ready for someone with a green thumb to bring it back to life. There's

ample parking and a substantial summer house, built in 2022, complete with power, perfect for hobbies, a home office, or simply relaxing.

Entry is through French doors into a triple aspect uPVC double-glazed conservatory, currently used as a dining room, a further door leads into the hallway.

The hallway features a staircase to the first floor and a useful under stair cupboard offering generous storage. At one end of the hall, the inviting lounge boasts a newly installed cast iron wood-burning stove set on a slate hearth, providing excellent warmth. French doors open to the garden, and an adjoining recess offers flexible space for dining, a home office, or even an occasional guest bed.

To the other end of the hall, the spacious dual-aspect kitchen is fitted with stylish grey and wood-trim units, a ceramic tiled floor, and a breakfast bar for casual dining. Two walk-in cupboards provide exceptional storage, one housing the Worcester central heating boiler, the other with space and plumbing for laundry appliances. The kitchen includes a 4-ring electric hob, stainless steel sink, dishwasher and fridge freezer.

Upstairs, a carpeted staircase leads to a bright landing with a Velux window and a deep storage cupboard. Both bedrooms are of similar size, with bedroom 2 featuring wall-to-wall built-in storage.

The bathroom is fitted with a WC, wash hand basin, and a bath with electric shower over.



This delightful cottage offers character, space, and potential in a pleasant countryside location, yet only a short drive to the town centre and seafront. Ideal for those seeking a peaceful lifestyle with easy access to Nairn's beaches, shops, and transport links. The city of Inverness is also easily accessible from the B9091.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.





Approx. Dimensions

Kitchen	4.60m x 3.56m
Lounge	4.01m x 3.83m
Recess	2.63m x 1.67m
Conservatory	3.03m x 2.77m
Bedroom 1	3.90m x 3.57m
Bedroom 2	3.92m x 3.20m excluding wardrobe space
Bathroom	3.11m x 1.30m

Extras Included

Fitted floor coverings, curtains, dishwasher, fridge freezer	
Heating	Oil fired central heating. Wood burning stove
Double Glazing	uPVC double glazing recently installed
Council Tax	Band D
EPC Rating	Band E
Gas	None
Electricity	Mains
Water	Mains
Drainage	Septic tank





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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