

R&R Urquhart LLP



The Shore, 98B Harbour Street, Nairn, IV12 4PH

An amazing conversion of this former prominent nightclub to form a luxurious and glamorous six bedroom family home with the added indulgence of an indoor heated swimming pool. The property boasts a spectacular open-plan lounge, dining room and lavish kitchen overlooking the swimming pool and two sets of bi-fold doors accessing the fully enclosed low maintenance garden. The six bedrooms are located over the upper two floors with a master bedroom benefitting from a dressing room, en-suite bathroom, a terraced balcony and an exclusive mosaic tiled spiral staircase leading to the swimming pool. Must be viewed to appreciate all this property has to offer. Some furniture may be available by separate negotiation.

- Hall • Lounge with bar • Dining Room • Dining Kitchen
- Indoor Swimming Pool • Utility Room • 6 Bedrooms • 5 Bathrooms

Offers Over £375,000

HSPC Ref: 56395



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PRICE	Offers Over £375,000
ACCOMMODATION	Hall, Lounge with bar, Dining Room, Dining Kitchen, Indoor Swimming Pool, Utility Room, 6 Bedrooms, 5 Bathrooms
EXTRAS INCLUDED	Fitted floorcoverings, blinds, curtains, white goods. Some furniture by negotiation.
HEATING	Gas fired central heating and modern electric heating
DOUBLE GLAZING	uPVC double glazing
COUNCIL TAX	Band E
EPC RATING	Band D
SERVICES	Electricity – Mains Gas – Mains Water – Mains Drains – Mains Telephone – Wired

Ground Floor	
Toilet / Double Sink	2.66 x 2.37
Kitchen	4.92 x 7.41
Lounge/Dining Area/Bar	5.42 x 14.24
Utility Room	2.09 x 3.23
Shower Room	2.51 x 2.91
- with Toilet	1.01 x 0.98 (at widest 1.44 x 1.03)
Boiler Room	4.23 x 1.96
Swimming Pool	10.46 x 4.76
- Window recess	0.75 x 2.41
1st Floor	
Guest Room	4.20 x 3.35
En-suite / Shower	1.28 x 2.25
Master Bedroom	4.92 x 5.06
Dressing Room	4.32 x 1.54
En-suite / Shower	2.71 x 2.89

The property is accessed from Harbour Street and is only steps away from Nairn Beach and Nairn Harbour. A private car park adjacent and belonging to the property, could accommodate several vehicles. The garden which is fully enclosed is contemporary in design and of low maintenance.

The ground floor of the property is laid with Quartz cream sparkling floor tiles allowing a seamless flow from room to room. The open-plan lounge and dining room offers an attractive space and incorporates a built-in cocktail bar and also benefits from an air conditioning unit. Two sets of bi-fold doors give access to the garden. A full-height chimney breast with decorative fire provides a defining structure between the living area and the kitchen which is fitted with white contemporary wall and base units and incorporates all white goods. A breakfast bar/island provides an additional informal dining area. The swimming pool is accessed from the living area with glass screens to two sides creating a safe environment for children to enjoy whilst still being observed. A utility room, boiler room, cloakroom, shower room and boot room complete the ground floor accommodation.

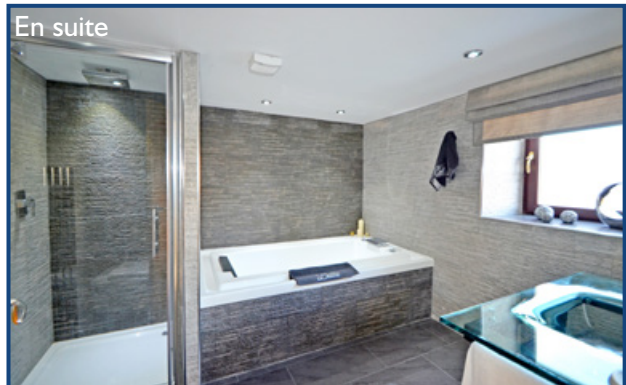
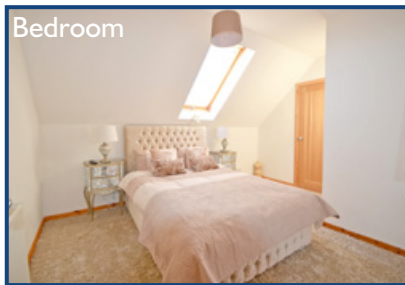
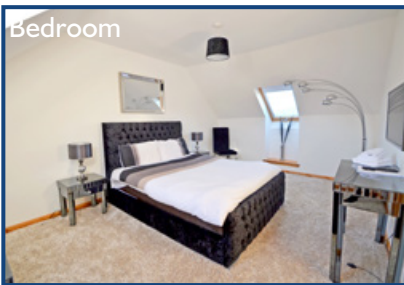
On the first floor sits a generous guest bedroom with an en-suite shower room. The considerable master bedroom is also located on the first floor and boasts a luxurious bathroom, walk-in dressing room, a balcony with seating area overlooking the garden and a unique, tiled staircase leading back down to the swimming pool.

The second floor comprises 4 stunning bedrooms and a 'Jack and Jill' style bathroom.

All in all this property has been designed and renovated very astutely to create a unique and bespoke family home offering an abundance of space and contemporary living.

2nd Floor	
Bedroom 3	1.99 x 3.00
Bedroom 4	3.00 x 3.96
Bedroom 5	3.40 x 4.92
Dressing Room	3.40 x 1.90
Bedroom 6	2.94 x 4.53
Jack & Jill	3.18 x 3.88

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VIEWING By contacting R & R Urquhart LLP, Nairn office for an appointment.

ENTRY By mutual agreement with the seller.

PRICE Offers Over £375,000

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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