

# R&R Urquhart LLP



## **Rosedene, 9 Seafield Street, Nairn IV12 4HL**

A fantastic opportunity to acquire a desirable sandstone family home in the West End of Nairn only steps away from the beach. The property has been enjoyed by generations of the same family and again would provide an ideal home for the next family. All rooms are of generous proportions retaining lots of the original features and the sizeable garden is beautifully cultivated and maintained.

- Ground floor - • Entrance vestibule • Hall • Lounge • Family Room
  - Dining Kitchen • Utility Room • Boot Room • Shower Room
- 1st floor – • 3 Double Bedrooms • 1 Single Bedroom • Bathroom
  - Cloakroom with WC
- 2nd floor – • Large attic room

**Offers Over £375,000**

HSPC Ref - 58075



# Rosedene, 9 Seafield Street, Nairn IV12 4HL

<b>PRICE</b>	Offers Over £375,000
<b>ACCOMMODATION</b>	Ground floor - Entrance vestibule, Hall, Lounge, Family Room, Dining Kitchen, Utility Room, Boot Room, Shower Room  1st floor – 3 Double Bedrooms, 1 Single Bedroom, Bathroom, Cloakroom with WC,  2nd floor – Large attic room
<b>EXTRAS INCLUDED</b>	Carpets, blinds, curtains, integrated appliances, some furniture by separate negotiation.
<b>HEATING</b>	Gas fired central heating
<b>DOUBLE GLAZING</b>	uPVC double glazing
<b>COUNCIL TAX</b>	Band F
<b>EPC RATING</b>	Band E
<b>SERVICES</b>	Gas – Mains Electricity - Mains Water – Mains Drainage - Mains

## Approx Dimensions

Lounge	5.81m x 4.19m
Family Room	4.04m x 3.30m
Hall	6.59m x 2.06m
Kitchen	6.45m x 3.76m
Utility Rm	2.09m x 1.28m
Boot Room	3.11m x 2.00m
Shower Rm	3.00m x 1.66m
Bedroom 1	5.44m x 4.38m
Bedroom 2	3.82m x 3.44m
Bedroom 3	3.11m x 2.95m
Bedroom 4	2.88m x 2.23m
Bathroom	2.45m x 1.79m
WC	1.73m x 0.99m
Attic	7.17m x 4.62m

Such a beautiful family home brought to the market offering large rooms with high ceilings, original cornicing still present in many rooms along with lots of other original features. Each room is well-proportioned, in particular the formal lounge to the front with bay window. An open fireplace now has a gas fire inset. However has potential to be reinstated or to install a wood burning stove. Adjacent, is a comfortable family room or optional ground floor bedroom or dining room. This room has the benefit of a wood burning stove having already been installed. At the end of the hallway lies a very generous, light filled, dining kitchen fitted with oak wall and base units, laminate worktop and tiled splashback. A 5 ring Rangemaster cooker is included in the sale, along with an integrated dishwasher and stainless steel sink. There is ample room for a large dining table and chairs. Off the kitchen is a convenient utility room providing storage for white goods. Also off the kitchen is a recent extension to the property adding a rear entrance porch/boot room with built-in storage and a fantastic contemporary shower room comprising a white WC, wash hand basin and a large shower enclosure lined with wet wall panels, with a 1600mm shower tray and a mains fed shower.

A carpeted staircase leads to the first floor where the landing is split level. A double capacity room, a family bathroom and a separate WC lies to the rear of the property and to the front two generous double rooms and a single. Off the landing, a door with a staircase behind, leads to a fabulous attic room ideal for hobbies. Dual aspect windows allow glimpses of the sea to one side.

Outside the large garden is beautifully maintained and offers an array of well-established shrubs, plants and trees with lovely lawned areas. The size of the garden could allow potential for a building plot, subject to necessary planning consents. Rosedene would still then retain a reasonably sized garden with the house. There is a single garage with access off Seafield Street.



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<b>VIEWING</b>	By contacting R & R Urquhart LLP, Nairn office for an appointment.
<b>ENTRY</b>	By mutual agreement with the seller.
<b>PRICE</b>	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.
<b>OFFERS</b>	Formal offers in an acceptable legal Scottish form should be submitted in writing.
<b>CLOSING DATE</b>	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**  
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