Harper Macleod LLP
Estate Agents & Solicitors

Kirkstone, Lethen , Nairn IV12 5QJ

Offers over £625,000

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Kirkstone, Lethen, Nairn, IV12 5QJ

Beautifully presented 5 bedroom detached Executive home with integral double garage, situated in a peaceful countryside setting approximately 5 miles from the seaside town of Nairn. Views of the open countryside are enjoyed from the balcony of this luxury family home.

Vestibule
6'7" x 5'6" (2.03m x 1.70m)

Hallway
28'8" x 7'2" (8.74m x 2.19m)

Inner hallway
33'2" x 3'4" (10.13m x 1.04m)

Principal bedroom
13'6" x 10'3" (4.13m x 3.14m)

Wet room
4'5" x 6'3" (1.35m x 1.93m)

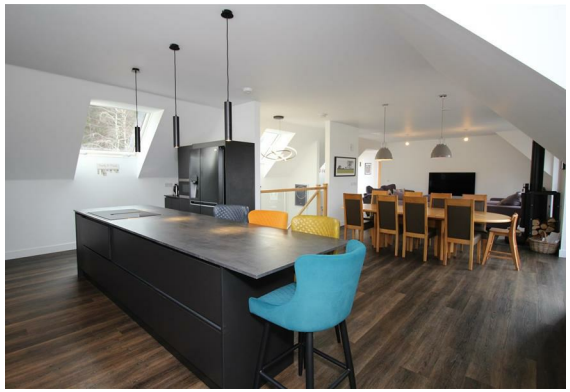
Bedroom 2
9'8" x 13'3" (2.97m x 4.06m)

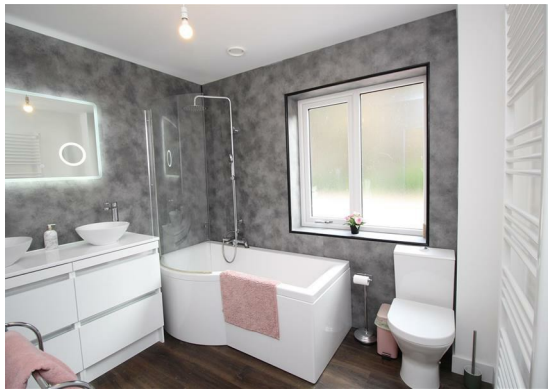
Bedroom 3
9'8" x 13'0" (2.97m x 3.98m)

Family bathroom
7'1" x 8'9" (2.16m x 2.67m)

Utility room
9'5" x 9'2" (2.89m x 2.80m)

Gym
9'5" x 8'8" (2.89m x 2.65m)





Double integral garage
18'2" x 18'2" (5.56m x 5.56m)

First floor

Open plan lounge/dining/gourmet kitchen
12.19m x 6.48m x 4.14m

Family room
19'3" x 21'11" (5.87m x 6.70m)

Cloakroom
6'4" x 7'7" (1.95m x 2.32m)

Home office
7'7" x 11'7" (2.32m x 3.55m)

Granny annexe accommodation:

Vestibule
7'11" x 3'8" (2.43m x 1.14m)

Open plan lounge/kitchen/dining area
14'2" x 19'2" (4.33m x 5.86m)

Bedroom
15'5" x 9'4" (4.70m x 2.85m)

En-suite shower room
5'6" x 6'0" (1.69m x 1.84m)

Bedroom
9'3" x 10'9" (2.83m x 3.30m)

En-suite shower room
5'6" x 6'0" (1.69m x 1.85m)

Outbuildings

Garden ground

Extras

Heating and glazing

Services

EPC Rating C

Council Tax Band G

The home provides contemporary living accommodation that has been thoughtfully laid out for modern lifestyles with the open plan lounge/dining/gourmet kitchen with patio doors opening onto the large balcony, ideal for family life and entertaining guests. It is energy efficient and bright and spacious throughout with quality fixtures and fittings, solid oak doors, an air source heat pump, solar panels, solar thermal, electric car charging point and double glazing.

There is a a two bedroom (both en-suite) self-contained Granny annexe providing independent living accommodation that can be used for multi-generational living too.

The accommodation on the ground floor comprises vestibule, hallway, inner hallway, open plan lounge/dining/kitchen area, five bedrooms (two with en-suite shower rooms and one with a wet room), family bathroom, utility room with access to the integral double garage, and gym. On the first floor there is a spacious open plan lounge/dining/gourmet kitchen, family room, home office and cloakroom.

There is ample off street parking to the front of the property and fabulous patio areas to the rear, ideal for outdoor entertaining.

This is a great location for those enjoying the great outdoors with lovely walks and cycle routes.

Primary School pupils attend Auldearn Primary School in the village of Auldearn and secondary school pupils attend Nairn Academy.

The seaside town of Nairn has beautiful beaches, a picturesque harbour, riverside walks, two championship golf courses, sports centre, community centre, library, museum, Little Theatre and swimming pool. It has a good range of shops, restaurants and local services.

The City of Inverness is approximately 16 miles from Nairn and has an extensive range of retail, leisure and business facilities. Inverness Airport offers national and European flights.

Only by viewing can one appreciate the accommodation and location.

Viewing strictly by appointment

Accommodation:

Vestibule 2.03m x 1.70m

Window to side. Coat hooks. Amtico flooring.

Hallway 8.74m x 2.19m

Door to inner hallway and door to self-contained annex. Staircase with glazed balustrade to open plan first floor lounge/dining/gourmet kitchen. Storage cupboard housing the electrics. Amtico flooring.

Inner hallway 10.13m x 1.04m

Doors to three bedrooms, bathroom and utility room. Full-height window to rear. Spotlights. Amtico flooring.

Principal bedroom 4.13m x 3.14m

Patio doors opening onto the patio at the rear. Triple mirrored wardrobes. T.V. point. Smoke alarm. Carpet.

Wet room 1.35m x 1.93m

White WC and wash hand basin set in vanity unit with Bluetooth LED mirror. Dual shower head and shower niche. Extractor. Vertical towel radiator. Porcelain tiles to walls and floor. Under floor heating.

Bedroom 2 2.97m x 4.06m

Patio doors opening onto the rear patio. Double mirrored wardrobes. T.V. point. Carpet.

Bedroom 3 2.97m x 3.98m

Patio door to opening onto the rear patio. Double mirrored wardrobe. T.V. point. Carpet.

Family bathroom 2.16m x 2.67m

Window to front. White WC and double basin unit with drawers. Bluetooth LED mirror. Shower bath with dual shower head, shower screen and wet wall to all walls. Vertical towel radiator. Extractor. Amtico flooring.

Utility room 2.89m x 2.80m

Window to rear. Doors to gym and garage. Wall and base units with stainless steel sink with left hand drainer. Plumbed for washing machine. Fridge. Hatch to roof space. Smoke alarm. Amtico flooring.

Gym 2.89m x 2.65m

Glazed door to rear patio area. T.V. point. Amtico flooring.

Double integral garage 5.56m x 5.56m

Remote control roller door to front. Door to side. Hot water tank. Spotlights.

Open plan lounge/dining/gourmet kitchen 12.19m x 6.48m x 4.14m

Double patio doors opening onto the balcony at the rear with views over the open countryside. Windows to front, side and rear. Electric window above staircase. Wood burning stove on slate hearth. T.V. point. Hatch to roof space.

Contemporary fitted gourmet kitchen with large Island unit. Integrated induction hob, double electric oven, microwave and Hotpoint integrated dishwasher. 1 ½ bowl composite sink with right hand drainer. Plumbed for fridge/freezer. Spotlights and pendant lighting. Amtico flooring.

Family room 5.87m x 6.70m

Juliet balcony to rear. Vaulted ceiling. T.V. point. Carpet.

Cloakroom 1.95m x 2.32m

Skylight window to side. White WC and wash hand basin set in vanity unit with porcelain tiled splashback. LED mirror. Amtico flooring.

Home office 2.32m x 3.55m

Window to front. Hatch to roof space. Carpet.

Granny annexe accommodation:-

Vestibule 2.43m x 1.14m

Entrance door and door to main house and annex. Full-height window to rear. Spotlights. Amtico flooring.

Open plan lounge/kitchen/dining area 4.33m x 5.86m

Double patio doors opening onto the patio at the rear. Fitted kitchen with wall and base units, worktop and splash back. Integrated Hotpoint ceramic hob, electric oven, extractor and fridge. Beko washing machine. Heat alarm and smoke alarm. Spotlights. Amtico flooring.

Bedroom 4.70m x 2.85m

Window to front. T.V. point. Amtico flooring.

En-suite shower room 1.69m x 1.84m

Window to side. White WC and wash hand basin set in vanity unit with Bluetooth LED mirror above. Shower cubicle with dual shower head and wet wall. Vertical towel radiator. Extractor. Amtico flooring.

Bedroom 2.83m x 3.30m

Window to front. T.V. point. Amtico flooring.

En-suite shower room 1.69m x 1.85m

Window to side. White WC and wash hand basin set in vanity unit. LED mirror. Shower cubicle with dual shower head and wet wall. Vertical towel radiator. Extractor. Amtico flooring.

WILL IT BE
EASY?
NOPE.
WORTH IT?
ABSOLUTELY.

Outbuildings

Wood store/bicycle shed.

Garden ground

There is a sweeping gravelled driveway to the front of the property with porcelain paving slabs and steps leading up to the front door. The annex has a separate entrance door with an easy access sloped path.

A paved path leads round to the side and rear of the property.

The enclosed rear garden is mainly laid to lawn with patios, ideal for al fresco dining. The lounge/dining/kitchen area and three bedrooms all open onto the patio.

Extras

The American fridge/freezer, Beko washing machine, Hotpoint tumble dryer, electric car charging point, robot mower and any furniture in the annex are available to purchase under separate negotiation.

Heating and glazing

Air source heat pump and double glazing.

Services

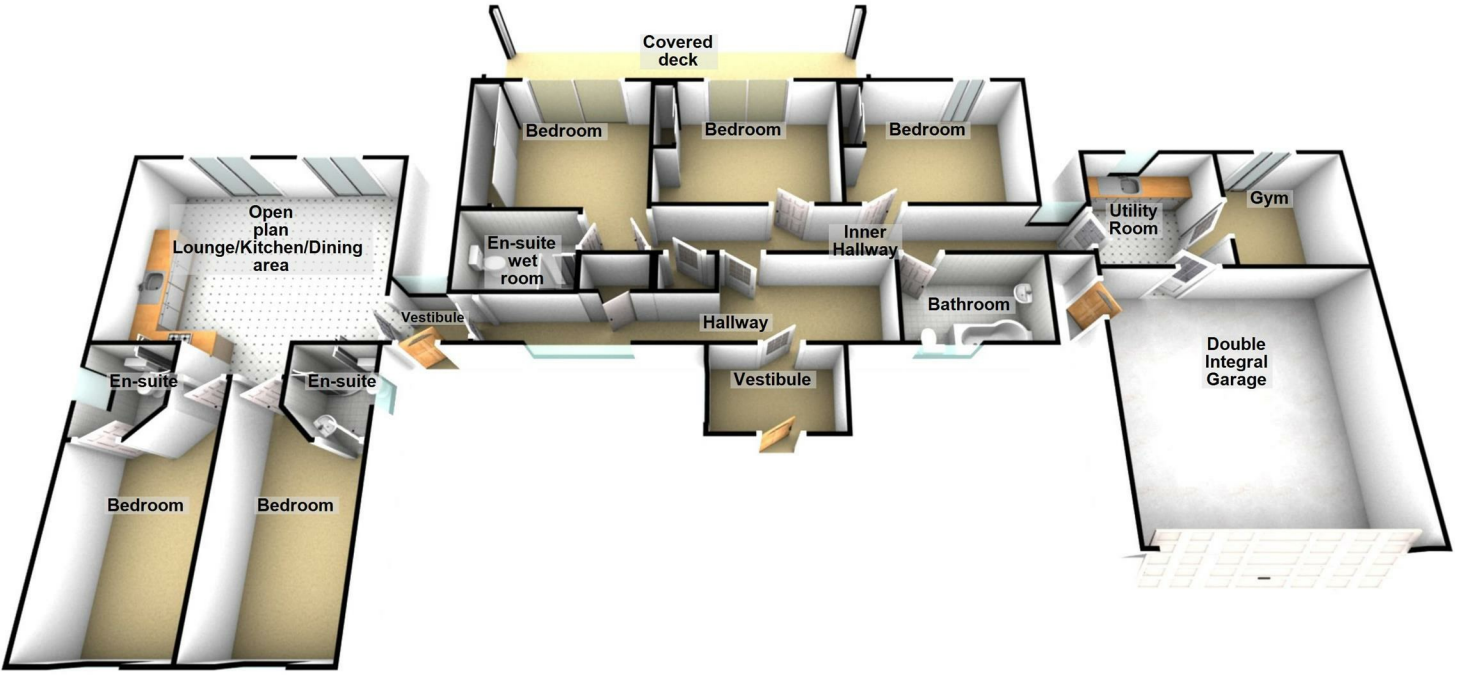
Mains water and electricity with solar panels and solar thermal.

Drainage is to a private treatment tank within the boundaries.

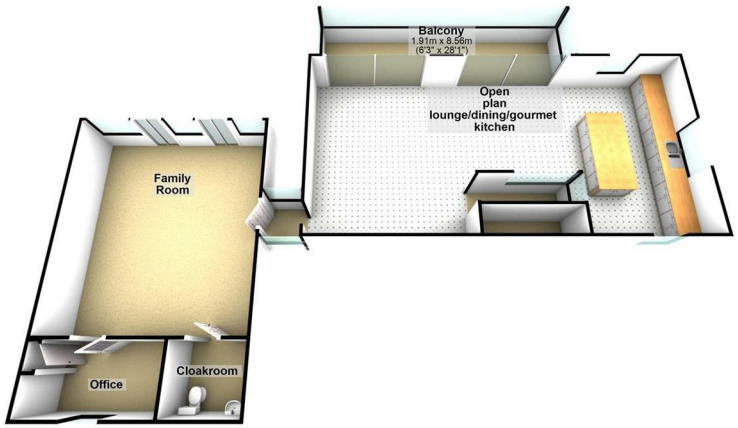
EPC Rating C

Council Tax Band G

Ground Floor

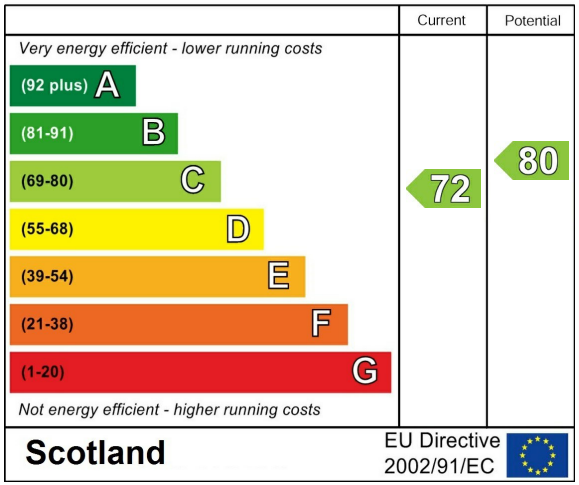


First Floor

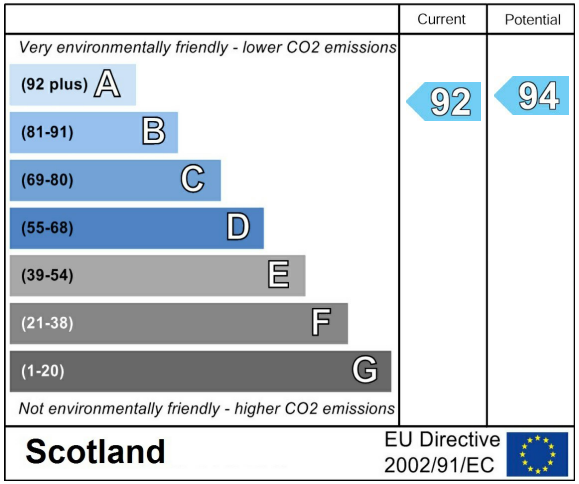


Energy Efficiency Graph

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



Viewing

Please contact our Inverness Office on 01463 795 006
if you wish to arrange a viewing appointment for this property or require further information.

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