

Rose Cottage

REGOUL, NAIRN, IV12 5SB



*A CHARACTERFUL HIGHLAND COTTAGE WITH GENEROUS
GROUNDS AND A PEACEFUL COUNTRYSIDE SETTING*



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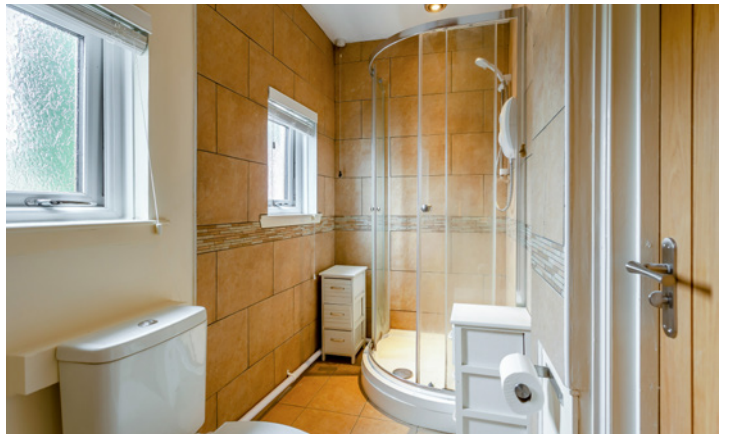


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Dating back around 300 years, Rose Cottage is a detached Highland cottage that successfully combines period character with modern family living. Set within approximately three-quarters of an acre, the property enjoys a rural setting surrounded by open countryside, offering a wonderful sense of space without feeling remote.

Beyond the vestibule, the accommodation is thoughtfully set out across two floors. The ground floor comprises the principal bedroom, which is served by a Jack and Jill bathroom shared with the adjoining single bedroom. This versatile room is perfectly suited as a nursery, dressing room or home office. A further double bedroom and the family bathroom are also located on the ground floor, providing excellent flexibility for families or those looking for predominantly single-level living.

The Property







The recently installed kitchen, forms the heart of the home and opens into the dining area, creating a sociable space for everyday family life as well as entertaining. A separate utility room offers additional storage together with direct access to the garden.





Leading from the kitchen, the living room is centred around an open fire, creating a comfortable place to relax throughout the year. French doors open onto the decking area, providing an ideal spot to enjoy the peaceful surroundings.







The first floor offers two further double bedrooms positioned either side of the landing, creating a degree of separation that works well for children, guests or those requiring additional workspace.

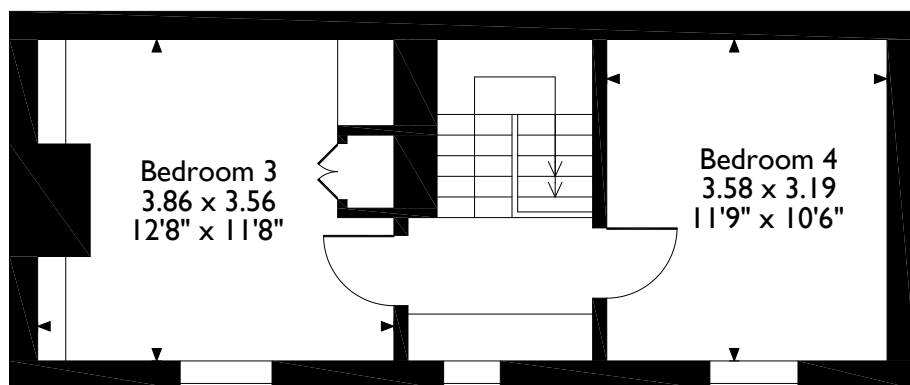




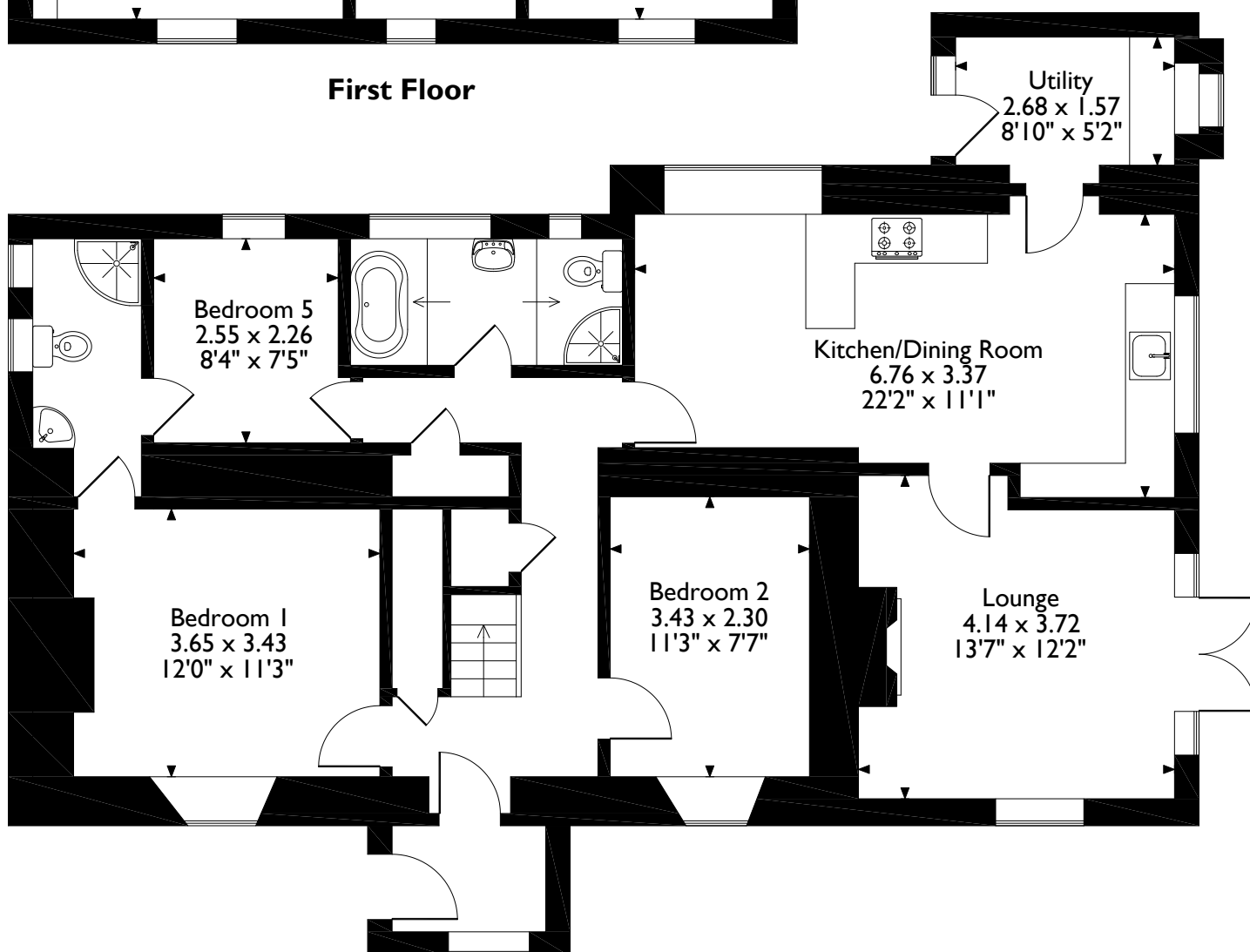
Bedroom 4







First Floor



Ground Floor

Gross internal floor area (m²): 117m²

EPC Rating: E



Outside, the grounds extend to approximately three-quarters of an acre and provide an element of privacy. The stable offers excellent potential for equestrian use, while the garden cabin provides valuable additional space for hobbies, storage or working from home. A separate shed, driveway parking for up to three vehicles and an EV charging point complete the outdoor space.

Rose Cottage offers a rare opportunity to acquire a character home with generous accommodation, extensive grounds and a peaceful rural setting, all within easy reach of local amenities.

The Property





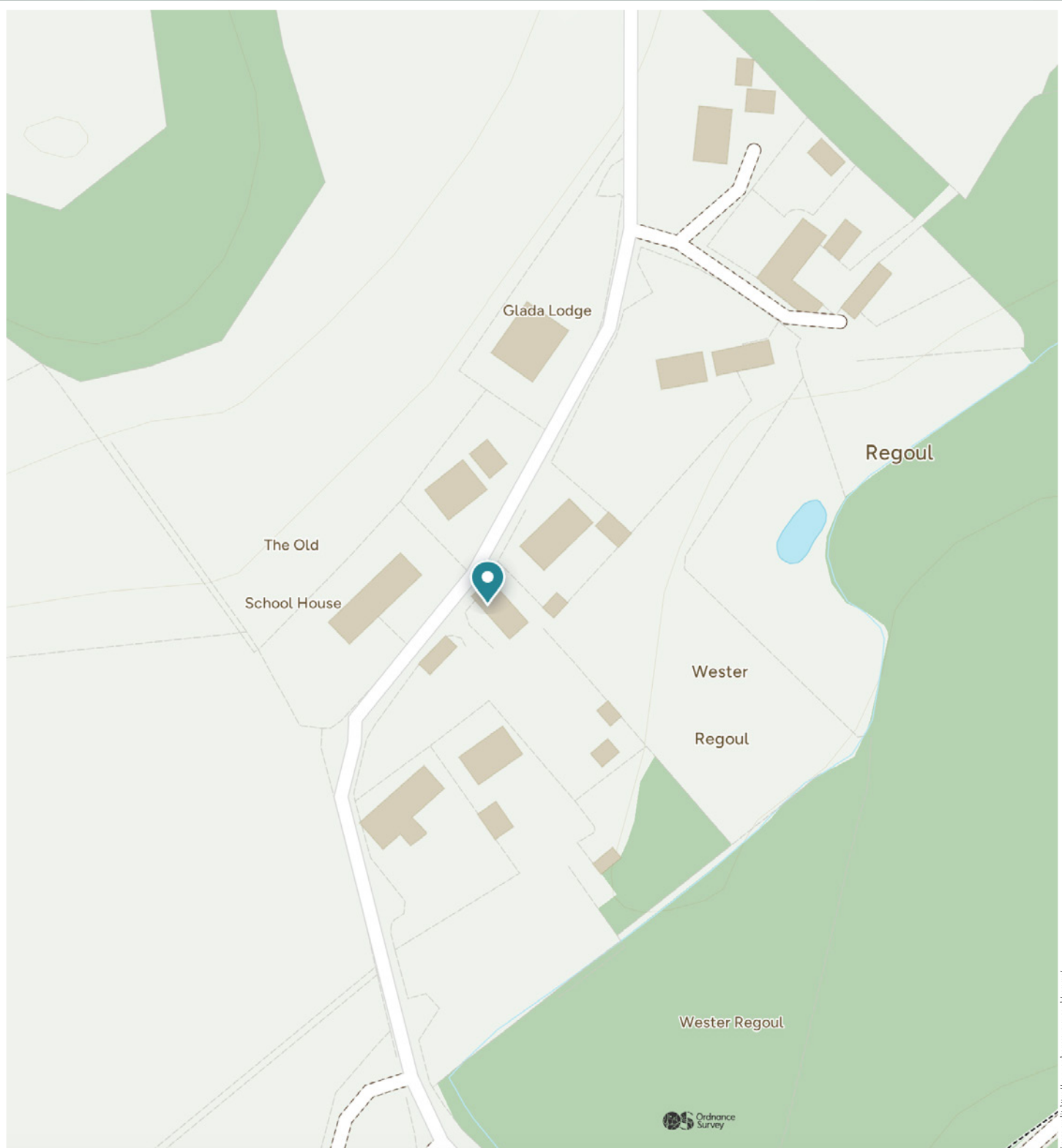
Rose Cottage enjoys a peaceful countryside setting 3 miles from the sought-after village of Cawdor, offering rural living with everyday convenience. The property lies within the catchment area for the highly regarded Cawdor Primary School. Cawdor offers a village shop, a traditional tavern, a florist, and a beauty salon, and is home to historic Cawdor Castle with its beautiful gardens and woodland walks.

The nearby town of Nairn provides supermarkets, independent shops, cafés, restaurants, healthcare, leisure amenities, and secondary schooling, along with award-winning beaches, championship golf courses, and a harbour.

The A96 provides convenient road links to Inverness, Elgin, and Aberdeen, while regular rail services from Nairn connect the Highlands with the Central Belt and beyond. Inverness Airport is 10 miles away, offering domestic services and an expanding range of European destinations.

This is an ideal location for those seeking tranquillity without compromising on access to schools, transport links, and everyday services.

The Location



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