

Harper Macleod LLP
Estate Agents & Solicitors

Seascape, Kingsteps, Lochloy Road, Nairn, IV12 5LF

Offers over £835,000

5 3 2 D

Seascape, Kingsteps Lochloy Road, Nairn, IV12 5LF

An exceptional contemporary split level 4/5 bedroom Architect designed home with a balcony, enjoying panoramic views towards the Moray Firth and the Black Isle beyond. Set back from a country road in approximately 0.75 acres or thereby of mature garden ground, with a detached studio, currently used as a music room, this is a fabulous home with chic living spaces for everyone to enjoy.

With sustainability in mind the home has high performance glazing, a new air source heat pump providing under floor heating, a copper roof, requiring minimal maintenance, and is energy efficient.

The home is exquisite in all respects with an abundance of natural light. It has been decorated in neutral tones and has marble flooring downstairs and recycled beech upstairs.

Only by viewing can one appreciate the ambiance and luxury this home has to offer.

























The entrance door with side glazed panel opens into a spacious hallway with access to the open plan area, utility room, study(bedroom) and a bedroom with an en-suite shower room, which also has access to the hallway. There is ample storage in the hallway.

The grand open plan kitchen/dining/family area has extensive triple aspect glazing and patio doors opening onto the front pergola and there is also access to the rear garden and patio area. There is a vaulted ceiling up to the mezzanine lounge and first floor. The well equipped bespoke kitchen area has an integrated Neff double oven, microwave, coffee machine, dishwasher and fridge/freezer. The large island unit/breakfast bar, with cupboards below, accommodates the sink and Smeg five ring gas hob with extractor above. A steel and beech open-tread staircase leads up to the mezzanine lounge and first floor hallway.

The first floor hallway has full height glazing with Juliet balconies overlooking the front garden.

The barrel vaulted mezzanine lounge also has dual aspect glazing and a balcony, with a glass panelled balustrade, where you can unwind and enjoy the panoramic views towards the Moray Firth and Black Isle beyond. This room also benefits from a wood burning stove.

The principal bedroom has an en-suite bathroom, with separate shower cubicle, and a walk-in wardrobe with plenty of storage space.

A further two bedrooms and family bathroom can be found on the first floor.

The home is situated in mature garden ground which is mainly laid to lawn with shrubs and trees.

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.

You can stroll along the beach from Seascape to the restaurants and cafes along the seafront.

Primary school pupils attend Rosebank Primary School and secondary pupils attend Nairn Academy.

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.

Viewing is strictly by appointment.

















Accommodation

Hallway 5.08m x 1.94m x 3.04m x 3.80m

Open plan family/dining/kitchen area 11.56m x 5.88m

Utility room 2.79m x 2.01m

Study/bedroom 1.96m x 2.97m

Bedroom 1 3.99m x 3.09m

En-suite shower room 1.77m x 3.09m

Split level first floor L-shaped hallway 1.07m x 8.52m x 0.97m x 3.87m

Mezzanine Lounge 7.96m x 5.87m

Principal bedroom 4.88m x 4.02m at widest point.

En-suite bathroom 2.97m x 2.19m

Walk-in dressing room 1.56m x 2.36m

Bathroom 2.09m x 1.65m

Bedroom 3 3.57m x 3.00m

Bedroom 4 3.57m x 2.95m

Detached studio 5.64m x 7.31m

Garden ground

A sweeping driveway leads up to the front of the property. The garden ground is mainly laid to lawn with shrubs and trees. There are two patio areas, one with a pergola above, ideal for outdoor entertaining.

Extras

All fitted floor coverings are included in the sale price.

The furniture in the property can be purchased under separate negotiation.

Heating and glazing

Underfloor heating from recently installed air source heat pump. Wood burning stove in lounge.

Double glazing.

Services

Mains electricity, water and drainage. LPG gas connection.

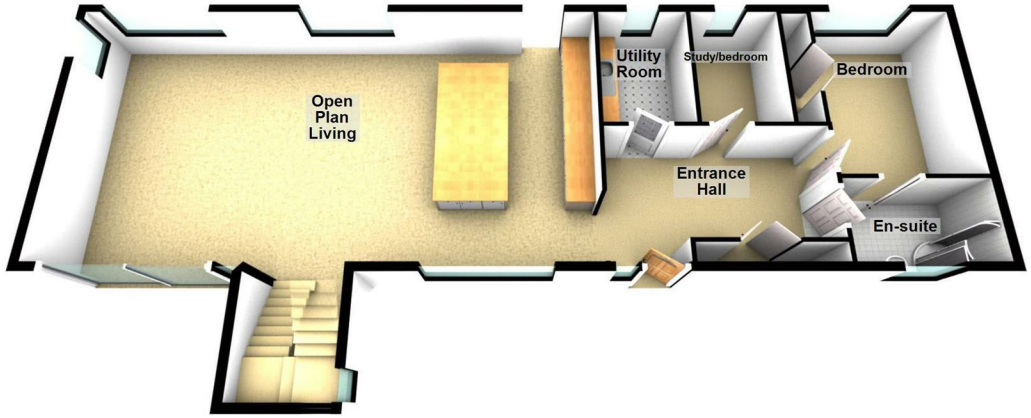
EPC Rating D

Council Tax Band G

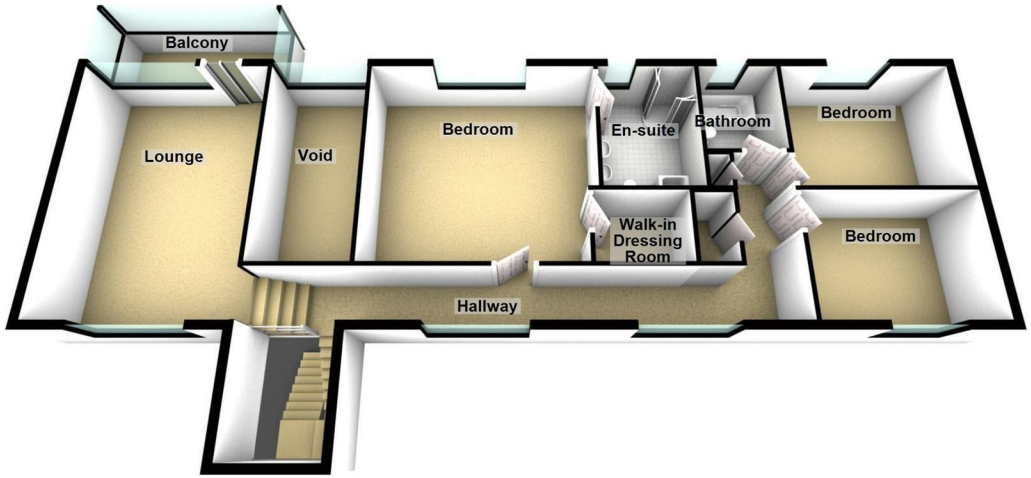




Ground Floor



First Floor



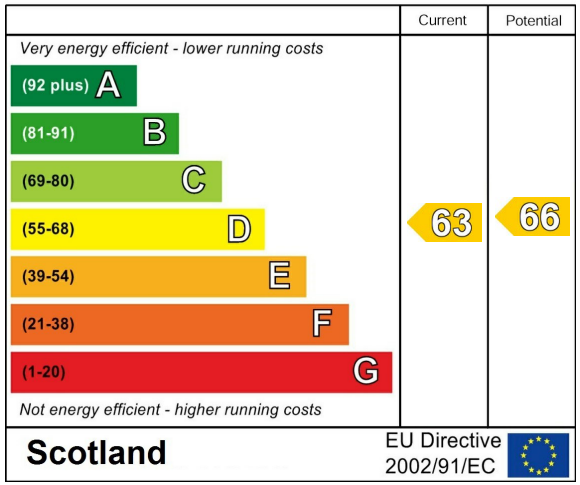
This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

Viewing

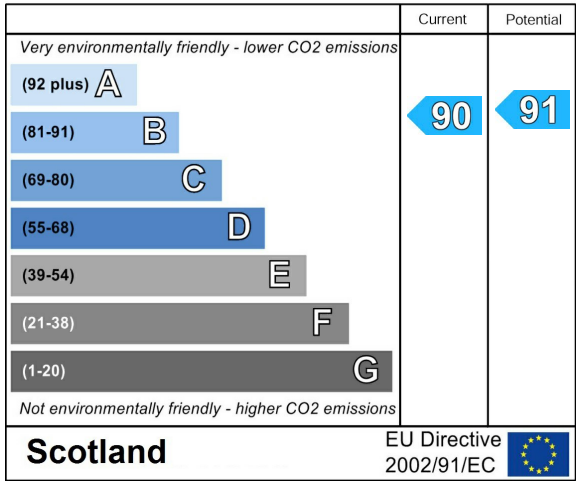
Please contact our Inverness Office on 01463 795 006
if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, Alder House Cradlehall Business Park, Inverness, Inverness-shire, IV2 5GH
Tel: 01463 795 006 **Email:** Susan.Breen@harpermacleod.co.uk https://www.estateagencyhighlands.co.uk