

3 FIRHALL DRIVE, NAIRN IV12 5QA

Offers over £343,000



This beautifully designed three-bedroom detached home, built to the exclusive Brodie style, enjoys an elevated position with an open south-facing aspect that fills the living spaces with natural light.

R&R Urquhart LLP



A beautifully built three-bedroom detached home, designed in the Brodie style, unique to Firhall development and rarely available.

Sitting proudly on a slightly elevated plot, the property enjoys an open aspect to the south, filling the living spaces with daylight and offering a wonderful sense of openness and privacy.

Step through the front door into a welcoming hall laid with rich solid oak flooring that flows seamlessly through the lounge and dining areas, adding warmth and a sense of continuity throughout the ground floor.

One of the home's most appealing features is the ground-floor master bedroom, spacious and thoughtfully planned for comfort and convenience. This room offers a generous array of built-in wardrobes, drawers, and a fitted dressing table, ensuring everything has its place while still leaving plenty of floor space. A Jack and Jill shower room extends directly from the bedroom and the hall, fitted with a wash-hand basin with storage below, WC, a mains-fed shower housed within a shower cubicle, and practical ceramic floor tiles, all in neutral tones.

At the heart of the home lies the open-plan dining kitchen, a pleasant and social space ideal for entertaining, family gatherings, or everyday living. The kitchen is fitted with tasteful light wood-effect wall and base units, paired with complementing worktops. Fully equipped with integrated fridge, freezer, oven, microwave, dishwasher, gas hob, and extractor hood, with a convenient breakfast bar subtly defining the line between the kitchen and the dining area.

From the dining area, patio doors lead directly to a South facing paved terrace.

Flowing naturally from the dining space, the lounge gains lots of natural light thanks to its south-facing position. The elevated plot enhances the outlook, giving the room an open and airy feel. A fireplace with a gas fire adds a focal point, and a large walk-in cupboard provides excellent additional storage and neatly houses the electric circuit unit and electric meter while still allowing room for everyday household items.



Adjacent to the front entrance is a well-designed utility room with a stainless-steel sink, central-heating boiler, a traditional overhead clothes pulley, washing machine and tumble drier.

A carpeted staircase leads to the first floor where the home continues to impress with two generous double bedrooms, each offering ample space for furniture, guest accommodation, or even a home office. The upper floor is serviced by a bright family bathroom complete with WC, wash-hand basin, and a bath with a mains-fed shower over.

The landing also benefits from thoughtfully designed built-in storage.

Outside, the home is complemented by a garage with an electrically operated door, adding both convenience and secure storage.

Firhall Village is a peaceful and well-maintained development designed exclusively for residents over the age of 45. Located on the southern edge of Nairn, the development comprises a variety of homes and apartments set within beautifully landscaped communal grounds, managed by the Firhall Village Trust. The surroundings feature mature trees, shrubs, new planting, and lawns, creating a natural habitat for native birds, red squirrels, rabbits, deer, and wildfowl. Residents also enjoy the unique benefit of trout fishing rights on the River Nairn.

At the heart of the village, a central pond provides a tranquil spot to sit and enjoy the outdoors. All residents have access to the communal facilities on the ground floor of Firhall House, including a reception area, spacious lounge, library, and a multi-purpose room that can be hired for private functions for a nominal fee.

An annual fee of £950 covers the maintenance of the communal grounds. Apartment owners also contribute an additional £70 per month towards building insurance, communal area maintenance, fire alarms, and lift upkeep.





Approx. Dimensions

Lounge	5.11m x 4.03m
Kitchen/dining	8.26m long x 3.20m wide kitchen & 3.29m wide dining room
Master bedroom	4.69m x 3.58m
Ensuite	2.69m x 2.17m
Bedroom 2	4.31m x 3.42m
Bedroom 3	3.36m x 2.54m
Bathroom	2.19m x 2.10m

Extras Included

Fitted floor coverings, blinds, curtains, washing machine, tumble drier, dishwasher, hob, oven, microwave, fridge, freezer.

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band E
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains





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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