

THE ROWANS, 11 BATTLE HILL, AULDEARN IV12 5TP

Offers over £400,000



A superbly presented four-bedroom bungalow offering generous and flexible accommodation, elevated to take full advantage of its far-reaching outlook, and carefully modernised with beautifully landscaped garden and home office.

R&R Urquhart LLP



Situated in the charming and sought-after village of Auldearn, just two miles from the popular seaside town of Nairn, this beautifully refurbished four-bedroom bungalow offers an exceptional standard of living in a peaceful cul-de-sac setting. With a regular bus route through the village

and an excellent local primary school nearby, it is perfectly suited to family life while enjoying a semi-rural feel.

The property has been extensively upgraded in recent years to create a stylish, spacious, and highly comfortable home.

A large vestibule, ideal for coats and footwear, welcomes you and leads into an inviting and generously proportioned hallway.

The lounge is particularly impressive, offering superb open views across the surrounding fields toward the Black Isle and Ben Wyvis. A contemporary corner woodburning stove provides a striking focal point, while sliding patio doors open into a bright conservatory. Glazed on three sides, with a pine floor and direct access to the garden, this is a wonderful space to relax and take in the stunning scenery throughout the seasons.



The heart of the home is a fabulous, fully refurbished dining kitchen fitted with elegant putty-coloured units, solid oak worktops, and matching upstands. A black one-and-a-half bowl composite sink sits beneath a window framing pleasant outlooks. Quality integrated appliances include a five-burner gas hob, extractor hood, double oven tower, dishwasher, fridge, wine fridge, and pull-out bins. A spacious breakfast bar with modern overhead lighting comfortably seats four to five people and subtly separates the kitchen from the formal dining area, where there is ample room for a full-sized family table and chairs.



A door leads directly to the garden, while another connects to a generously sized utility room, fitted with additional storage units, a stainless-steel sink with rooftop views, space for white goods, and a wall-mounted Worcester boiler.



The property offers four well-proportioned double bedrooms. The principal bedroom features wall-to-wall built-in storage and a contemporary ensuite with a corner WC, a trough-style wash hand basin with storage below, and a walk-in shower with both rain and handheld fittings, complemented by a chrome ladder-style radiator.

The three additional bedrooms are all of double capacity, are bright, spacious, and include built-in storage.

A beautifully finished family bathroom features a countertop wash hand basin set on a solid oak stand, a luxurious slipper bath, WC, and a linen cupboard, with walls tiled to dado height and a coordinating ceramic tiled floor.

A further shower room provides added convenience, complete with WC, wash hand basin with storage, a quadrant shower enclosure with mains-fed shower, a white ladder-style radiator, and attractive tile-effect vinyl flooring.

Occupying an elevated position, the home enjoys far-reaching views and a thoughtfully landscaped, tiered garden designed to capture sunlight throughout the day. Outdoor spaces include a smart composite decking area, lawned sections, patio areas—one with a pergola—raised timber flower beds, and a productive vegetable garden. To the front, there is ample tarmac parking, a lawn, and a garden shed.

In addition, the garage with an up-and-over door has been cleverly divided to provide practical storage to the front and a highly desirable office space to the rear, benefitting from stunning countryside views, making it ideal for home working.

This is a rare opportunity to acquire a truly beautiful and thoughtfully upgraded home in a peaceful village setting, offering both comfort and lifestyle in equal measure.





Approx. Dimensions

Lounge	6.00m x 6.04m
Conservatory	3.45m x 5.51m
Kitchen	6.09m x 5.00m
Utility Room	2.90m x 3.40m
Office	3.37m x 3.24m
Bathroom	3.71m x 2.66m
Shower room	2.06m x 1.83m
Bedroom 1	6.09m x 3.48m (incl. en suite)
Bedroom 2	4.32m x 3.71m
Bedroom 3	3.40m x 3.69m
Bedroom 4	3.60m x 3.69m

Extras Included

Fitted floor coverings, blinds, hob, ovens, fridge, dishwasher, wine fridge, shed

Heating	Gas fired central heating
Double Glazing	Timber and some uPVC
Council Tax	Band F
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.