

# Blairfield House

TRADESPARK ROAD, NAIRN, HIGHLAND, IV12 5NG



*Spacious five-bed home in prime Nairn location near beach, schools and woods, with large garden and double garage*



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An incredible opportunity to purchase a spacious five-bedroom house in Nairn, set within a highly desirable location close to local amenities, the beach and beautiful woodland walks. This attractive property offers excellent potential for buyers seeking a home to modernise and upgrade to their own style. This charming and substantial family home provides generous living space throughout and presents a perfect blank canvas to create a bespoke property in one of Nairn's most sought-after areas.

# THE LOUNGE



The ground floor comprises a bright and spacious lounge, a well-proportioned kitchen ideal for family living and entertaining, a useful utility room, and a ground-floor bathroom. There is also a versatile fifth bedroom which can be used as a home office, gym or guest bedroom, along with a conservatory overlooking the garden.

# THE KITCHEN



a well-proportioned kitchen ideal for family living and entertaining



# THE UTILITY



# THE BATHROOM



# BEDROOM 5



# THE CONSERVATORY





Upstairs, the property offers four well-sized bedrooms and a shower room, making it an ideal home for families or buyers looking for flexible living space.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



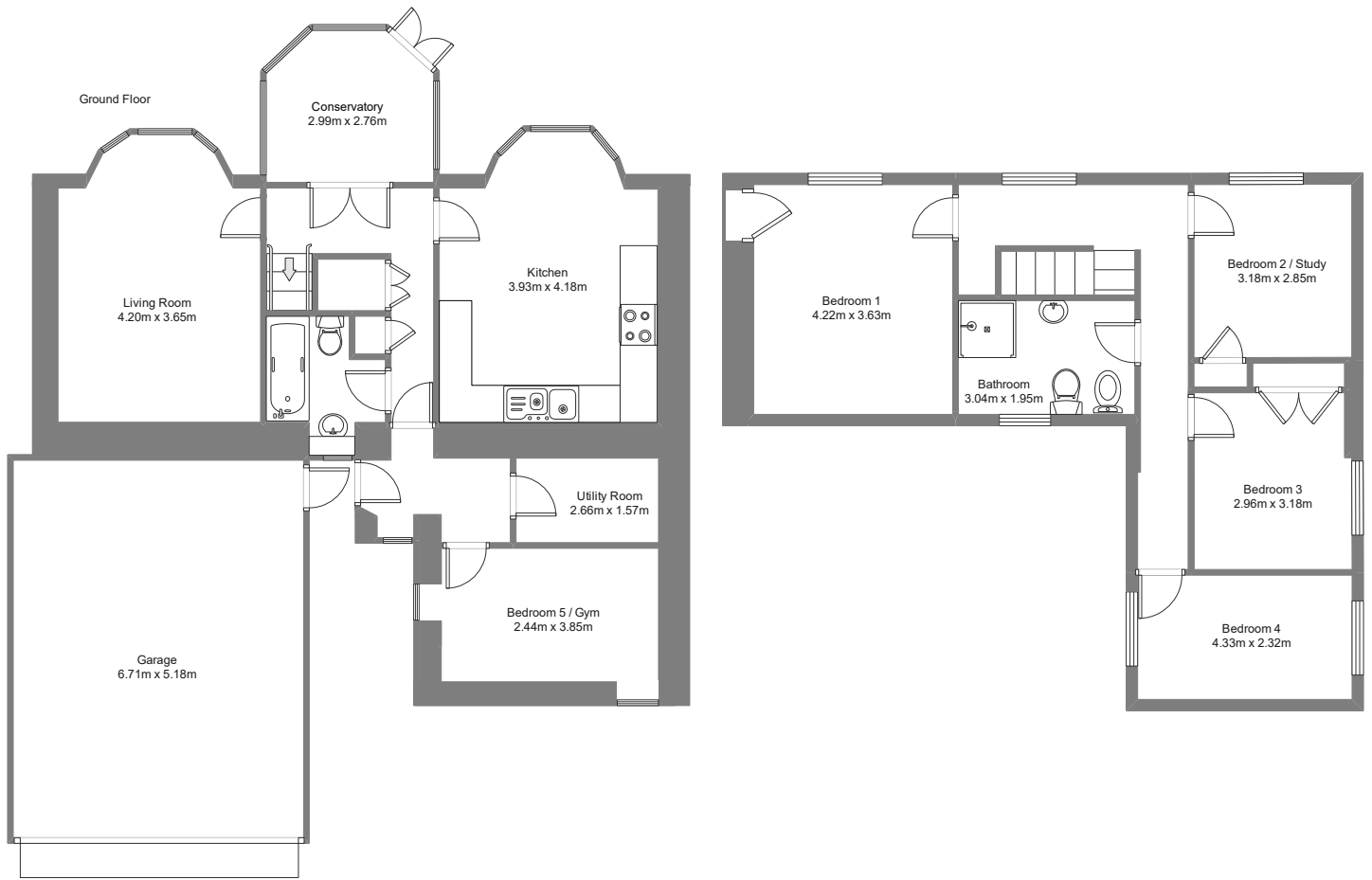
Externally, the property benefits from driveway parking for multiple vehicles, a large double garage with an electric door and a generous lawn garden, perfect for outdoor living and future landscaping potential.

Located in a prime residential area of Nairn, Blairfield combines space, location and outstanding potential. This is a rare opportunity to acquire a large family home close to the beach, town centre and local amenities, with scope to add value and create a stunning property.

# EXTERNALS

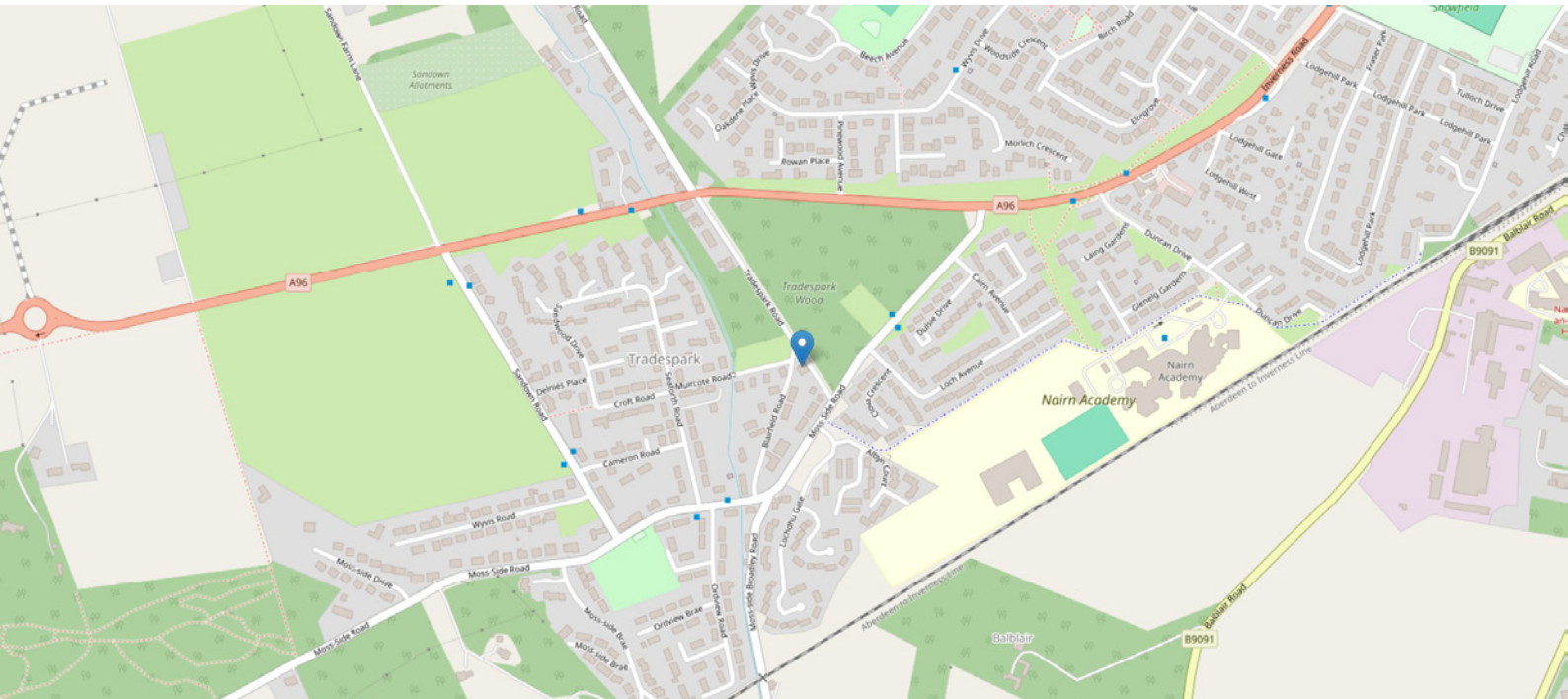


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 141m<sup>2</sup> | EPC Rating: F



# THE LOCATION

Nairn is a charming seaside town on the Moray Firth, renowned for its long sandy beaches, stunning coastal views and the scenic River Nairn. Perfect for outdoor enthusiasts, the area offers excellent opportunities for walking, cycling and watersports, all within easy reach. Tradespark Woods are just minutes from the doorstep, providing fantastic woodland walks ideal for families and dog owners. The property is ideally located approximately 1 mile from Nairn beach, around 1 mile from the golf course, approximately half a mile from Nairn Academy and around 1 mile from primary schooling, making it particularly well suited for families, beach lovers, golfers and those seeking an active lifestyle.





The vibrant town centre features a great selection of independent shops, cafés and restaurants, along with a wide range of local amenities including well-regarded schools, medical centres and leisure facilities such as the Nairn Community and Arts Centre and Nairn Swimming Pool.

Golfing enthusiasts are particularly well catered for with two prestigious nearby courses, Nairn Golf Club and Nairn Dunbar Golf Club, both offering world-class facilities and breathtaking coastal views. The Dunbar Links course is widely recognised as one of Scotland's top golfing destinations.

For those commuting or seeking city amenities, Inverness is approximately 16 miles away, offering a wider range of shopping, dining and cultural attractions. Nairn also benefits from excellent transport links, including a railway station with direct services to Inverness, as well as Inverness Airport nearby, providing domestic and international flights, including regular connections to London Gatwick.

Combining coastal beauty, a relaxed lifestyle and convenient access to Inverness, Nairn offers an exceptional place to live for a wide range of buyers.



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