

100 HIGH STREET, NAIRN IV12 4DE

Offers over £200,000



This self-contained four bedroom, two reception, characterful, bright, and spacious property is a rare find located on The Brae, off the High Street in Nairn. A superb opportunity to own a distinctive home in a most convenient location.

**R&R Urquhart LLP**



Perfectly positioned on the historic 'Brae' along Nairn's charming High Street, this impressive and newly refurbished period property offers a rare opportunity to enjoy generous, flexible living space right in the heart of town. Spanning three floors, it offers characterful features

with fresh, modern upgrades, creating an inviting home with exceptional convenience.

The sense of space and brightness is striking. High ceilings, large windows and refreshed décor allow natural light into each room, highlighting the generous proportions and

classic period details, including original refurbished doors and ironmongery to each room.

The entire property has been freshly decorated, with new carpeting and flooring throughout, giving it a clean, contemporary feel while retaining its original charm.

The accommodation is very versatile, offering four spacious bedrooms and two attractive reception rooms that can be adapted to suit a variety of needs – ideal for families, those working from home, or anyone looking for a layout that can evolve over time. The spacious layout and central location also makes this an ideal opportunity for use as Air B&B accommodation.

The newly fitted modern dining kitchen, designed to offer both style and functionality, offers ample storage, generous worktops and space for dining. A separate utility room, glazed to two sides adds a further practical room, with plumbing for a washing machine and space for coats and shoes.

The property features two sleek new bathrooms, one a full bathroom with WC, wash hand basin and bath, and the other a stylish shower room with WC, wash hand basin and shower cubicle housing a mains fed shower.

A clever feature is the First Generation Smart Home System lighting, offering potential for effortless control and adding a touch of modern innovation to the property.

The basement level provides excellent additional storage, ideal for outdoor equipment, tools, bicycles and more, particularly appealing for those who enjoy Nairn's beaches, riverside walks and outdoor pursuits.

Set in an enviable location, this property places you centrally for shops, cafés, transport links and local amenities. Everything you need is right on your doorstep, yet the home itself offers a surprising sense of calm, space and privacy.





#### Approx. Dimensions

Reception 1	5.12m x 3.47m
Reception 2	4.93m x 3.41m
Hallway	3.50m x 2.60m
Dining Kitchen	4.17m x 2.96m
Utility room	2.70m x 1.60m
Basement	2.20m x 1.87m
Bedroom 1	4.03m x 2.90m
Bedroom 2	4.04m x 4.02m
Bedroom 3	2.79m x 2.53m
Bedroom 4	4.30m x 3.07m
Shower room	1.90m x 1.80m
Bathroom	2.40m x 1.95m

#### Extras Included

Fitted floor coverings, four ring gas hob, electric oven.	
Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band C
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.

**Nairn Office**

20 High Street,  
Nairn IV12 4AX  
T: 01667 453278  
F: 01667 453499

**Inverness Office**

Ness Horizons Business Centre,  
Kintail House, Beechwood Park  
Inverness IV2 3BW  
T: 01463 250025

**Forres Office**

117-121 High Street,  
Forres, Moray IV36 1AB  
T: 01309 676600  
F: 01309 673161