

BEINN ALUINN, BROOMHILL, NAIRN IV12 5SD

Offers Over £435,000



We are delighted to bring to the market this desirable three bedroom bungalow with a spacious one bedroom annexe, double garage and a truly stunning garden, located in a semi-rural location and taking in stunning views

R&R Urquhart LLP

Beinn Aluinn presents a very desirable property all on the one level with the addition of an annexe ideal for use as a 'Granny flat' or a possible business opportunity to generate some additional income.

The property is situated in a small hamlet in a beautiful semi-rural location approximately 4 miles from the seaside town of Nairn with views towards the Moray Firth and surrounding countryside.

The beautiful and extensive garden has been so well tended over the years, and is the most idyllic setting including a pond and planted with well-established shrubs and trees attracting lots of wildlife and producing an abundance of colour over the Summer months. There is generous tarmac car parking to the front, along with a substantial double garage, the original garage having been extended and converted into the annexe.

On entering the main house, there is a lounge to the left taking in views over the garden and countryside. A fyffe stone fireplace creates a focal point and houses an open fire which heats the radiators and water when the central heating boiler is not on. An attractive alcove to the side of the fireplace provides some display storage. Next to the lounge is a beautifully fitted kitchen, recently refurbished and now providing a modern functional space with a breakfast bar for informal dining and windows overlooking the beautiful garden. Included are a Cusinemaster 5 ring, 3 oven, range cooker, extractor hood, dishwasher and an American style fridge freezer. Two full height shelved cupboards provide excellent additional storage. A door then leads to the utility room which houses a washing machine, tumble dryer, central heating boiler and a Belfast sink. A further door leads to the garden. Also off the hall lies a dining room next to the kitchen for convenience and with patio doors to the garden. Three generous double bedrooms are all bright and airy, with two benefitting from wall to wall built-in storage. The master bedroom also benefits from an en suite shower room comprising a WC wash hand basin and a shower cubicle.



To complete the accommodation of the main house, a large attractive family bathroom is fitted with a white WC, wash hand basin, bath and a walk-in shower cubicle housing a mains fed shower.

The annexe is an especially bright and spacious addition to Beinn Aluinn offering an ideal 'Granny annexe' or business opportunity. Previously the garage and also with an added extension, the property provides a large lounge with patio doors to the front garden, a well-appointed kitchen with a walk-in cupboard which houses the central heating boiler, a cloakroom with WC and wash hand basin and a bright and spacious double bedroom with built-in mirrored wardrobes and an en suite shower room.

To Note –
The present owners have had planning permission granted for an extension to the property on the ground floor and also to add a 2nd floor. Plans are available for perusal if required.

Beinn Aluinn and the annexe both have their own central heating boilers. However, they are both fed from the same oil tank and there is one utility bill for both properties.



Approx. Dimensions

Beinn Aluinn

Lounge	4.21m x 4.38m
Kitchen	4.59m x 3.24m
Utility	2.10m x 1.85m
Dining Room	3.29m x 2.86m
Bathroom	3.29m x 2.09m
Bedroom 1	3.69m x 3.05m
En suite	2.23m x 1.38m
Bedroom 2	3.32m x 3.24m
Bedroom 3	3.32m x 3.27m

Annexe

Lounge	4.43m x 4.35m
Kitchen	3.43m x 2.07m
Cloakroom	2.14m x 1.43m
Bedroom	3.21m x 5.06 (at widest)
En suite	2.69m x 2.15m

Extras Included

Fitted floor coverings, blinds, curtains (except lounge), white goods and range cooker.

Heating	Oil fired
Double Glazing	uPVC double glazing
Council Tax	Band E
EPC Rating	Band D
Gas	LPG for cooking
Electricity	Mains
Water	Mains
Drainage	Septic tank



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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