

BRINACORY, BALMAKEITH PARK, NAIRN IV12 5GP

Offers Over £530,000



Striking four-bedroom family home offering an abundance of ancillary accommodation along with stunning countryside views and a large garden.

R&R Urquhart LLP



Brinacory is a beautifully designed, individually built family home dating from 1996. Set in an elevated position to the south east of Nairn, the property enjoys fabulous open views across the surrounding countryside.

Although benefitting from a peaceful edge-of-town setting, Brinacory remains conveniently located. A scenic walk

along the river leads easily into Nairn town centre, while Sainsbury's supermarket and bus links are also close at hand.

The property is arranged over two levels, with the main living and sleeping accommodation situated on the upper floor to fully maximise the outlook. Finished to an excellent

standard throughout, the home features attractive oak doors and woodwork, along with upgraded bathrooms.

Entry to the grounds is via pillared wrought iron gates, opening onto a sweeping driveway that provides generous parking and leads to both the double garage, complete with electric door, and the main entrance of the house.

The gardens are primarily positioned to the front of the home and are thoughtfully landscaped with mature shrubs and trees. To the rear, a spacious loc-bloc area provides an outdoor seating space, bordered by a raised bank planted with established shrubs and fruit-bearing trees.

The timber front door opens into a vestibule with a mirrored double cupboard, ideal for coats and footwear storage. From here, access is provided to the double garage, while a further door leads to an eye-catching feature timber spiral staircase rising to the first floor.

Upstairs, a striking entrance hall finished with Amtico wood-effect flooring and a central design feature connects all rooms.

The impressive lounge sits to the front, showcasing a multi-fuel stove set within a Fyfe stone fireplace on a granite hearth. Expansive wall-to-wall glass doors with Juliette balcony (in the process of being installed) frame superb countryside views.

To the rear, the kitchen forms a welcoming, sociable space, flowing into a spacious light-filled dining area. A half-height wall subtly defines the two areas while maintaining an open feel. French doors from the dining room also lead out onto the balcony where the views can be enjoyed. The kitchen is well-equipped with a wide range of units and a central island incorporating a stainless steel sink, gas hob and an integrated barbecue and deep fat fryer. Additional appliances include an American-style fridge freezer with ice maker, dishwasher, two ovens, and a microwave.



All four bedrooms are generously proportioned doubles, each benefiting from excellent built-in storage. The master bedroom, positioned at the front, enjoys fine views and ample walk-in storage, along with a contemporary en suite shower room. This includes a WC, a stylish winged wash hand basin with storage, a Bluetooth mirror, and a 1500mm walk-in shower with mains-fed Mira system, finished with slate flooring.

Bedrooms two, three and four are located to the rear and also offer generous storage solutions.

The family bathroom is finished to a high modern standard and features a WC, winged wash hand basin with storage, Bluetooth mirror, a curved freestanding bath with waterfall tap and shower attachment, as well as a 1500mm shower enclosure with mains-fed Mira shower.

A separate cloakroom with WC and wash hand basin is conveniently located off the hallway with a boiler room located to the rear.

The ground floor, accessed either via an internal staircase from the kitchen or through the garage, offers a versatile range of additional accommodation with potential for use as a multi-generational annexe. Currently, it comprises a spacious utility room/multi purpose room with stainless steel sink a washer/dryer and a ceiling-mounted pulley clothes airer, a shower room with WC, wash hand basin and Mira shower, and a spacious music room with adjoining office space. There is also access to the double garage which benefits from an electric door and a further pedestrian door leading through to the vestibule and driveway.





Approx. Dimensions

Lounge	7.55m x 7.14m
Kitchen/Dining	7.70m x 5.80m
Bathroom	3.35m x 3.00m
Master bedroom	3.94m x 3.16m
En suite	3.34m x 1.50m
Bedroom 2	3.16m x 3.13m
Bedroom 3	3.16m x 2.61m
Bedroom 4	3.16m x 3.13m
Utility room	5.71m x 3.84m
Music room	5.37m x 3.52m
Office	2.68m x 2.21m
Shower Room	2.06m x 2.30m (into shower)

Extras Included

Fitted floor coverings, curtains and blinds, American style fridge freezer, 2 ovens, microwave, stove top, dishwasher, washer dryer. Some contents by separate negotiation.

Heating	Gas fired central heating
Double Glazing	Mix of uPVC and timber double glazing
Council Tax	Band G
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.