

BRINACORY, BALMAKEITH PARK, NAIRN IV12 5GP

Offers over £420,000



Impressive and beautifully presented four bedroom family home with stunning countryside views and a large garden.

R&R Urquhart LLP

Brincacory presents a wonderful individually designed family home built in 1996. The property sits in an elevated position to the South East of Nairn and takes in beautiful views over the neighbouring fields.

Although located on the edge of Nairn, Brincacory is convenient for a pleasant stroll into Nairn town centre over the river and also very handy for Sainsbury's supermarket.

The house is built over two levels with the living and sleeping accommodation on the upper level to take advantage of the views. The property is finished to a high standard with beautiful oak doors and woodwork and newly installed bathrooms

Access to the grounds is via pillared wrought iron gates onto a sweeping driveway which provides ample parking and leads to the double garage with electric door and the front door.

The garden is mainly to the front of the property and attractively landscaped and planted with established shrubs, trees and a pond. To the rear there is a large loc-bloc area on which to enjoy the peaceful outdoors. A raised bank is planted with established shrubs and fruit laden trees. There is also a sizeable strawberry garden. The timber front door leads into a vestibule which offers a double mirrored cupboard handy for storing coats and shoes. Another door accesses the double garage and a further door leads to the attractive timber spiral staircase which leads to the first floor. The first floor is of split level design.

An attractive entrance hall accesses all first floor rooms and the floor is laid with Amtico wood effect flooring with a central feature design. The loft is accessible from the hall via a hatch with Ramsay style ladder. Part of the loft is a very useable space, having been floored, plasterboarded and gaining daylight by means of a Velux window. The impressive lounge sits to the front of the property and features a multi-fuel stove set in a local sandstone fireplace and sits on a beautiful granite hearth which is newly installed. The views from the lounge are stunning and with the wall to wall glass doors can be enjoyed from any angle in the room. The glass doors lead onto the South facing wrap-around balcony where the views can be enjoyed even more.



The kitchen to the rear of the property is a very sociable space and is open into the ample dining room which is defined by a half-height wall giving some separation whilst still being able to chat with guests. The dining room also benefits from French doors accessing the balcony. The kitchen is fitted with a very generous amount of units and a central island houses a stainless steel sink with waste disposal unit and gas hob with the addition of small barbeque at the side. Further appliances included are an American style fridge freezer with ice maker, dishwasher and two ovens.

The four bedrooms are all of double capacity and all benefit from great storage. The master bedroom, to the front of the property has great views and loads of storage and also benefits from a refurbished contemporary en suite shower room which includes a WC, a winged wash hand basin with storage below and a bluetooth mirror above, along with a 1500mm walk-in shower enclosure housing a mains fed Mira shower. The floor is laid with slate tiling.

Bedroom 2, 3 and 4 sit to the rear of the property and all benefit from generous built-in storage.

The fabulous family bathroom has been refitted in the last 2 years and now provides a contemporary and enviable room comprising a white WC, winged wash hand basin with storage below and a bluetooth mirror above, a curved freestanding bath with waterfall tap and a shower tap attachment and a 1500mm shower enclosure housing a mains fed Mira shower. There is also a cloakroom with WC and wash hand basin conveniently located off the hall and very generous storage within.

On the ground floor, which is accessed by a staircase outside the kitchen or through the garage, there is an array of rooms which could be quite flexible in use and has potential to convert into a Granny/teenage annexe. At present there is a large utility room with stainless steel sink and space for white goods along with a ceiling mounted 'pulley' clothes airer. Two generous cupboards provide good storage. There is also a shower room comprising a WC, wash hand basin and shower cubicle housing a mains fed Mira shower, a music room with a small office off and a door which accesses the double garage. The garage has an electric door and a further pedestrian door accessing the vestibule and in turn the 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)

Accommodation

First Floor - Entrance Hall, Lounge, Kitchen/Dining Room, 4 Double Bedrooms (master with en suite), Family Bathroom

Ground Floor – Music/Multi-Purpose Room, Small office, Shower Room, Utility Room, Double Garage

Extras Included

Fitted floor coverings, some curtains and blinds, American style fridge freezer, light fittings except master and bedroom 2.

Heating	Gas 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.