

DELNIES HOUSE, INVERNESS ROAD, NAIRN IV12 5NT

Offers Over £450,000



Substantial two storey 8 bedroom detached property with sea views and a one bedroom annexe, set in a garden area of approx. one acre.

R&R Urquhart LLP

Delnies House is an imposing stone and slate property approximately 2 miles from the centre of Nairn to the West side.

For many years it was a school and provided education to some local children until the mid eighties when it was closed. The present owners then renovated the property adding many custom made features and modern touches, whilst retaining the period feel of the property.

Although at present it is a family home, there is wide scope to utilise the property for many other purposes subject to any necessary planning consents.

Due to the layout, it would lend itself well to a bed and breakfast within the main house. There is also a one bedroom annexe which could be used for self catering accommodation, a 'Granny flat' or would be ideal for someone wishing to work from home.

To the rear, there is also a large garage which was originally a classroom and spans 13m x 6m providing excellent space for a workshop or suchlike.



The ground floor offers excellent living accommodation including two beautiful lounges, a conservatory and a formal dining room - generous enough accommodation to indulge the largest of families. Also, conveniently on the ground floor lies a large double bedroom which could accommodate anyone having difficulty with stairs.

The large kitchen provides a cosy haven with a wood burning stove for those chilly winter evenings and leads to the spacious conservatory which is glazed to three sides and overlooks the garden. The dining room gives access to the one bedroom annexe which also benefits from an independent front door. Also off the dining room lies the enormous garage which has huge potential for development. A utility room and cloakroom with WC completes the ground floor accommodation.

The first floor rooms are divided into two wings. The 'West' wing is accessed off the main staircase and offers three generous double bedrooms, two with stunning sea views, a shower room and a family bathroom replicated in a period design.

The 'East' wing is accessed off another staircase and provides three double and one single bedrooms. One of the doubles benefits from an en-suite bathroom, whilst the other bedrooms have access to a shower room.

Outside the grounds extend to approximately one acre wrapping around the property to four sides and offering lots of privacy. There is ample parking, a decked area and the remaining ground is mainly laid to lawn providing a blank canvas for any gardening enthusiasts.



Approx. Dimensions

Ground floor

Lounge	3.89m x 4.50m
Bedroom 1	4.40m x 4.15m
Conservatory	4.89m x 4.92m
Kitchen	4.79m x 6.01m
Utility Room	3.22m x 1.85m
Cloakroom with WC	1.85m x 1.32m
Dining Room	6.23m x 3.80m
Lounge 2	6.42m x 4.62m

First floor – West wing

Bedroom 2	4.53m x 3.64m
Bedroom 3	4.22m x 3.67m
Bedroom 4	4.37m x 3.68m
Bathroom	4.37m x 1.81m

First floor – East wing

Bedroom 5	4.34m x 3.69m
En suite	2.27m x 2.29m
Bedroom 6	3.90m x 3.21m
Bedroom 7	3.90m x 3.09m
Bedroom 8	4.57m x 1.84m
Shower room	2.27m x 1.58m

Annexe

Sitting Room	4.20m x 2.98m
Kitchen	5.59m x 2.03m
Bedroom	3.02m x 2.73m
Shower room	1.91m x 1.88m

Garage	13m x 6m
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Extras Included

Blinds, curtains, fitting floor coverings, light fittings.

Heating	Oil fired central heating
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Double Glazing	Mainly Oak timber double glazing. Conservatory uPVC
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Council Tax	G
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EPC Rating	F
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Gas	None
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Electricity	Mains
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Water	Mains
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Drainage	Septic tank
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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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