

MOUNTBURY, VIEWFIELD STREET, NAIRN IV12 4HW

Offers Over £640,000



Imposing Victorian dwelling with huge potential and retaining countless period features located in a sought after position in the seaside town of Nairn.

R&R Urquhart LLP



Set behind substantial wrought iron gates and approached via a private driveway, this imposing period stone and slate property occupies a prestigious and much sought-after location, just a short stroll from both the town centre and Nairn's beautiful beaches. Its presence is immediately

impressive, with a handsome façade, and a wealth of original features that give the home a sense of timeless elegance and grandeur.

To the front and rear are well-established gardens, planted and offering lots of privacy and tranquillity, with ample space for outdoor entertaining or just enjoying the grounds. A garage is positioned at the end of the drive, providing practical off-street parking and storage.

The house is entered through a solid timber front door, an original feature that opens into a vestibule and then into a wide, welcoming hallway with high ceilings, decorative cornicing, and the original staircase to the upper floors.

There are three generous reception rooms, each with its own distinct character, ideal for formal entertaining or relaxed family living. One of these reception rooms opens into a hexagonal conservatory, flooded in natural light and offering direct access to the rear garden—an ideal space for reading, dining, or enjoying the views of the garden year-round.

The kitchen is well-fitted with a wide range of units and provides plenty of space for informal dining. French doors lead directly out to the garden, creating a seamless connection between indoor and outdoor living. Adjoining the kitchen is a small utility room, which includes a door down to the cellar which houses the central heating boiler and stores firewood for the open fires in the reception rooms.

The carpeted staircase leads to a bright and airy first floor, where there are three spacious bedrooms and a family bathroom comprising a bath, WC, and wash hand basin. The master bedroom is particularly impressive, benefitting from a large dressing room and a private en suite shower room.

A further staircase leads to the top floor, where there is the potential for up to four additional bedrooms and another bathroom. These upper rooms offer incredible flexibility, ideal for a growing family.

Offering exceptional character, scale, and potential, this fine period residence is a rare opportunity to acquire a truly special home in an enviable location.







Extras Included

Blinds, curtains, fitted floor coverings

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

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