

ROWANDENE, VIEWFIELD STREET, NAIRN IV12 4HW

Offers over £465,000



An extremely enviable family home offering generous and flexible accommodation over two floors, and located in a highly desirable position.

R&R Urquhart LLP



Set in one of the most desirable and well-established areas of the beautiful seaside town of Nairn, this deceptively spacious six-bedroom detached property offers a rare

opportunity to enjoy flexible family living in a truly unbeatable location.

Just a short stroll from the beach, town centre, and with the vast, tree-lined Viewfield green space adjacent, the setting perfectly blends convenience, community and natural beauty.

The home opens with a welcoming vestibule that leads into a relaxing triple-aspect sun room. This light-filled space offers views over Viewfield and creates a tranquil spot to rest, entertain guests, or simply enjoy the changing seasons throughout the year.



The heart of the home is a generous and well-appointed dining kitchen, perfectly designed for a large family or those who love to cook and entertain. It features a wide range of base and wall-mounted units, providing ample storage, along with appliances including a dishwasher, electric oven, gas hob, fridge, and freezer. The kitchen comfortably accommodates a large dining table, making it the ideal place for family meals and social gatherings.



Also on the ground floor is a bright and airy lounge with a door opening directly to the garden, offering seamless indoor-outdoor living during the warmer months. The capacity of the lounge would also allow for a formal dining table and chairs.



The ground floor accommodation also includes a spacious master bedroom with a four-door sliding wardrobe and a stylish en suite shower room for added privacy and convenience.

Two further bedrooms are also located on the ground floor, along with a well-equipped family bathroom featuring a bath, WC, wash hand basin, and bidet.

A separate utility room enhances the practicality of the home, fitted with a stainless steel sink, washing machine, tumble dryer, and a generous storage cupboard — keeping laundry and household goods neatly tucked away.

Upstairs, the first floor comprises three additional bedrooms and a further bathroom, offering excellent flexibility whether you need extra sleeping accommodation, a home office, playroom, or hobby space. The layout easily adapts to suit a variety of lifestyle needs, making this home as functional as it is welcoming.

Outside, the property benefits from a private garden, as well as ample off-street parking leading to a timber garage. The central location means you're just moments from Nairn's sandy beaches, local shops, cafes, schools, and transport links, whilst still enjoying the peacefulness of the property.

This is a rare find — a spacious, modern, well-laid-out family home in one of Nairn's most sought-after areas, offering flexibility, comfort, and a fantastic lifestyle opportunity.





Approx. Dimensions

Lounge	8.33m x 4.96m
Hallway	5.02m x 3.22m
Dining kitchen	6.36m x 3.87m
Utility room	3.03m x 1.52m
Sun room	6.74m x 2.92m
Master bedroom	4.19m x 3.44m
En suite	3.44m x 1.20m
Bathroom	1.64m x 3.32m
Bedroom 2	4.54m x 2.37m
Bedroom 3/Study	3.32m x 2.51m
Bedroom 4	5.34m x 3.21m and 5.21m
Bedroom 5	3.41m x 2.39m
Bedroom 6	5.18m x 3.61m
Bathroom	2.29m x 2.09m

Extras Included

Fitted floor coverings, blinds, curtains, washing machine, tumble dryer, dishwasher, oven, hob, fridge, freezer. Some furniture by negotiation.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band H
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.