

SHINGLE SOUND, 62A SEABANK ROAD, NAIRN IV12 4HA

Offers over £615,000



Ideally positioned in a highly desirable location, this appealing four-bedroom property with a one bedroom annexe, enjoys excellent access to beaches, golf courses, and the town centre.

*R&R Urquhart* LLP



This exceptional four-bedroom detached family home, complete with a beautiful self-contained one-bedroom annexe, occupies a truly outstanding position in one of Nairn's most sought-after locations. Just steps from the beach and a short stroll to Nairn Golf Club, the property also enjoys a rare gated access from the garden directly onto

The Cameron Golf Course, making it a dream setting for golfers and seaside lovers alike.

Approached via a sweeping gravel driveway, the property offers ample parking and a substantial double garage with double electric doors to the front and a single electric

door to the rear providing convenient garden access. The extensive gardens are a particular highlight, being fully cultivated, mature and immaculately maintained, with sea views enjoyed from select areas of the garden as well as from some rooms within the house.

The main house is bright, light-filled and a pleasure to spend time in. The inviting lounge features a wood-burning stove and a striking full wall of glass to maximise enjoyment of the garden views. Bi-fold doors open to a dining room with ample room for entertaining and patio doors leading out to the patio area. An archway connects through to the well-appointed kitchen, fitted with oak wall and base units complemented by stunning black granite worktops. The kitchen includes a one-and-a-half bowl sink positioned below the front-facing window, dishwasher, an impressive six-burner Rangemaster cooker with two ovens, grill and extractor above, as well as an oak and granite island and a wall of open shelving ideal for storage and display.



An inner hall provides space for coats and leads to a highly functional utility room offering excellent storage, a traditional pulley clothes airer, space for white goods, sink and housing the floor-standing Worcester central heating boiler.

Also on the ground floor is a study enjoying pleasant sea views, along with a convenient cloakroom fitted with WC and wash hand basin.

An open-tread, carpeted staircase leads to the first floor where the impressive master bedroom enjoys a dual aspect, built-in wardrobes and a stylish en suite bathroom with WC, wash hand basin, bath and separate shower enclosure.



There are three further generous double bedrooms, all benefiting from garden and golf course views and all with built-in storage.

The sleek family bathroom is fitted with bath, WC, wash hand basin and shower enclosure, while a further cloakroom with WC and wash hand basin adds to the excellent family-friendly layout.

All showers throughout the property are fitted with quality Hansgrohe rain and handheld systems.





### Approx. Dimensions

#### Ground floor

Lounge	6.18m x 6.28m
Dining Room	4.07m x 3.68m
Kitchen	5.35m x 3.04m
Study	2.89m x 2.20m
Cloakroom	1.95m x 0.92m
Utility room	2.52m x 1.86m

#### Annexe

Lounge/dining/kitchen	6.83m x 3.89m
Bedroom	3.57m x 2.87m
Wet room	1.85m x 1.55m

#### First floor

Master bedroom	4.95m x 3.24m
En suite	3.68m x 1.83m
Bedroom 2	3.76m x 3.31m
Bedroom 3	3.21m x 3.75m
Bedroom 4	4.92m x 3.18m
Cloakroom	1.35m x 1.09m
Bathroom	2.56m x 1.81m

### Extras Included

Fitted floor coverings, blinds, integrated appliances, greenhouse.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band G
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



Returning to the ground floor, one finds the stunning self-contained annexe offering excellent potential for additional income through holiday letting or as accommodation for extended family.

It comprises a welcoming hallway with direct access to the garage, a comfortable open-plan lounge featuring a

wood-burning stove and French doors opening onto the garden, and a stunning modern kitchen fully fitted with integrated appliances and space for dining.

The double bedroom overlooks the garden and is served by a beautifully refurbished wet room finished with stylish stone-effect wall and floor tiles, WC, wash hand

basin and a sleek shower enclosure fitted with Hansgrohe rain and handheld showers.

This is a fantastic and rarely available family home in an unbeatable seafont and golfing location, offering space, flexibility and lifestyle appeal in equal measure.









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.