

SPIDEAN, BELIVAT, NAIRN IV12 5JE

Offers over £460,000



Fabulous four bedroom spacious bungalow with annexe, set amidst almost 2 acres of garden grounds offering a peaceful-living lifestyle within easy reach of the Seaside town of Nairn

*R&R Urquhart* LLP



Escape to the peace and tranquility of the countryside with this immaculately presented four-bedroom detached bungalow, complete with a self-contained annexe and set within approximately two acres of grounds.

Located in the hamlet of Belivat, just 8 miles from the coastal town of Nairn, this property combines rural charm with modern comfort and versatility, making it ideal for

growing families, multi-generational living, or anyone seeking additional income potential.

This large bungalow is thoughtfully laid out to maximise space, light, and practicality, with a sense of openness and space immediately apparent.

The generously sized lounge is a true highlight – bright and airy, with a bay window that frames views over the extensive gardens, and a substantial wood-burning stove creating a cosy focal point.

The open-plan dining kitchen offers a stylish yet practical space for everyday living and entertaining. Fitted with neutral-toned units, a black laminate worktop, and tiled splashback, it is both attractive and functional. Appliances include a dishwasher, oven, grill, hob, and a 1½ bowl stainless steel sink, all complemented by wood-effect laminate flooring. There is also ample space for a large dining table and chairs.

A separate utility room is located off the kitchen and includes the washing machine, with a cloakroom with WC and wash hand basin located off the utility room.

The spacious and broad hall features a snug area, complete with French doors leading to the garden, perfect for a quiet moment with a book or enjoying the views.

The main bungalow offers four generously proportioned double bedrooms, all bright and airy with plenty of storage. The principal bedroom benefits from an en suite shower room comprising a WC, wash hand basin and shower cubicle housing a Mira electric shower. There is also access of the main bedroom to the annexe.

A well-appointed and attractive family bathroom features a bath, large shower cubicle housing a Mira mains fed shower, WC, and wash hand basin, all presented in a sleek and modern style.





Additionally, a separate family room provides another comfortable living space or could be used as a playroom, media room, or quiet retreat, located just off the kitchen. A study offers an ideal space for remote working, especially valuable in today's flexible working world.

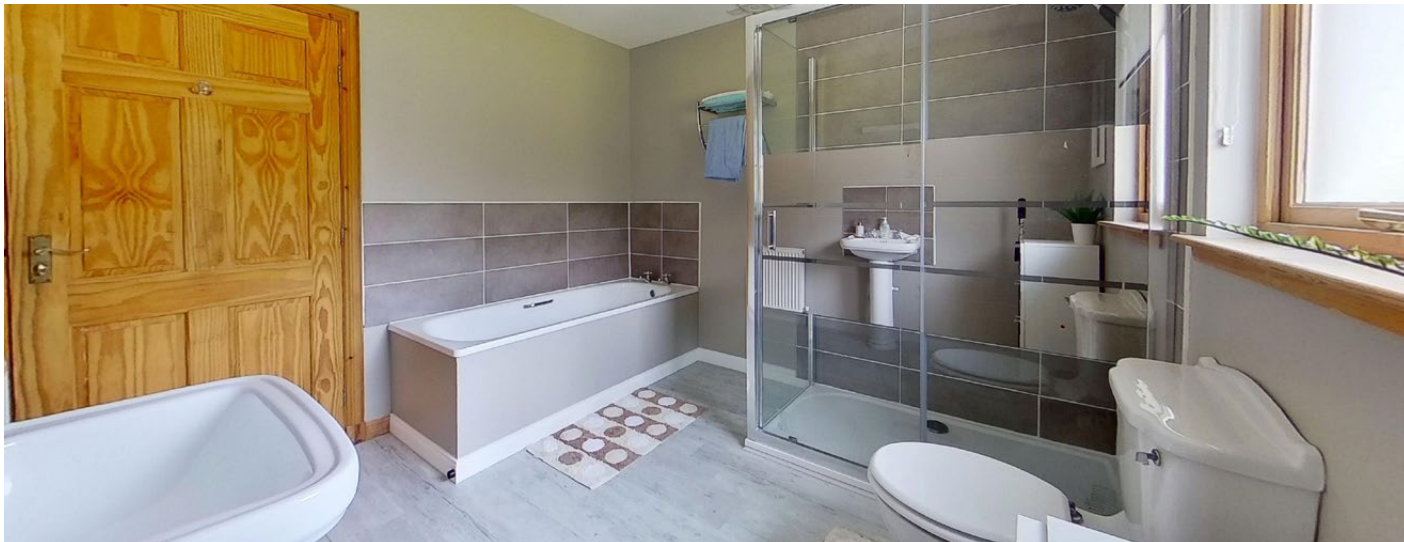
An exceptional feature of this home is the attached annexe, with its own private entrance, offering an ideal setup for extended family members seeking independent living, guests or visitors, holiday letting or long-term rental income, or a home business or studio. The annexe presently

includes a kitchen/living area, a wet room, a cloakroom with WC and wash hand basin. However, the flexibility is endless.

The home sits within approximately two acres of well-maintained informal grounds, providing a haven for nature lovers, gardening enthusiasts, or families just looking for space. The garden grounds feature mature trees, open lawn areas, and a charming summer house.

A gravel driveway provides ample parking for multiple vehicles and leads to a double garage.

Belivat is a quiet rural hamlet offering a peaceful lifestyle while still being within easy reach of the nearby town of Nairn which offers supermarkets, cafes, and restaurants, primary and secondary schools, medical facilities, beautiful beaches, harbour and a train station with links to Inverness and beyond. Inverness, the capital of the Highlands, is just a 30-minute drive away, providing access to city amenities, an international airport, and excellent transport links. Spidean also allows easy access to the Cairngorm National Park, ideal for outdoor and sporting enthusiasts.



#### Extras Included

Blinds, curtains, fitted floor coverings, dishwasher, oven, grill, hob, washing machine, ride on mower, summer house, 2 x log sheds.

Heating	Oil fired central heating, log-burning stove
Double Glazing	uPVC double glazing
Council Tax	Band G
EPC Rating	Band D
Gas	None
Electricity	Mains
Water	Mains
Drainage	Septic tank



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.