

THE BYRE, ARDCLACH, NAIRN IV12 5JE

Offers over £520,000



A stunning, modern architect-designed bungalow featuring four bedrooms and spacious open-plan living, kitchen, and dining areas. Set within approximately 5 acres of beautiful grounds, yet conveniently located just a 10-minute drive from the seaside town of Nairn.

R&R Urquhart LLP



Set within approximately five acres of peaceful countryside just ten minutes from Nairn, this stunning modern bungalow offers an exceptional combination of contemporary style and rural tranquillity. Approached

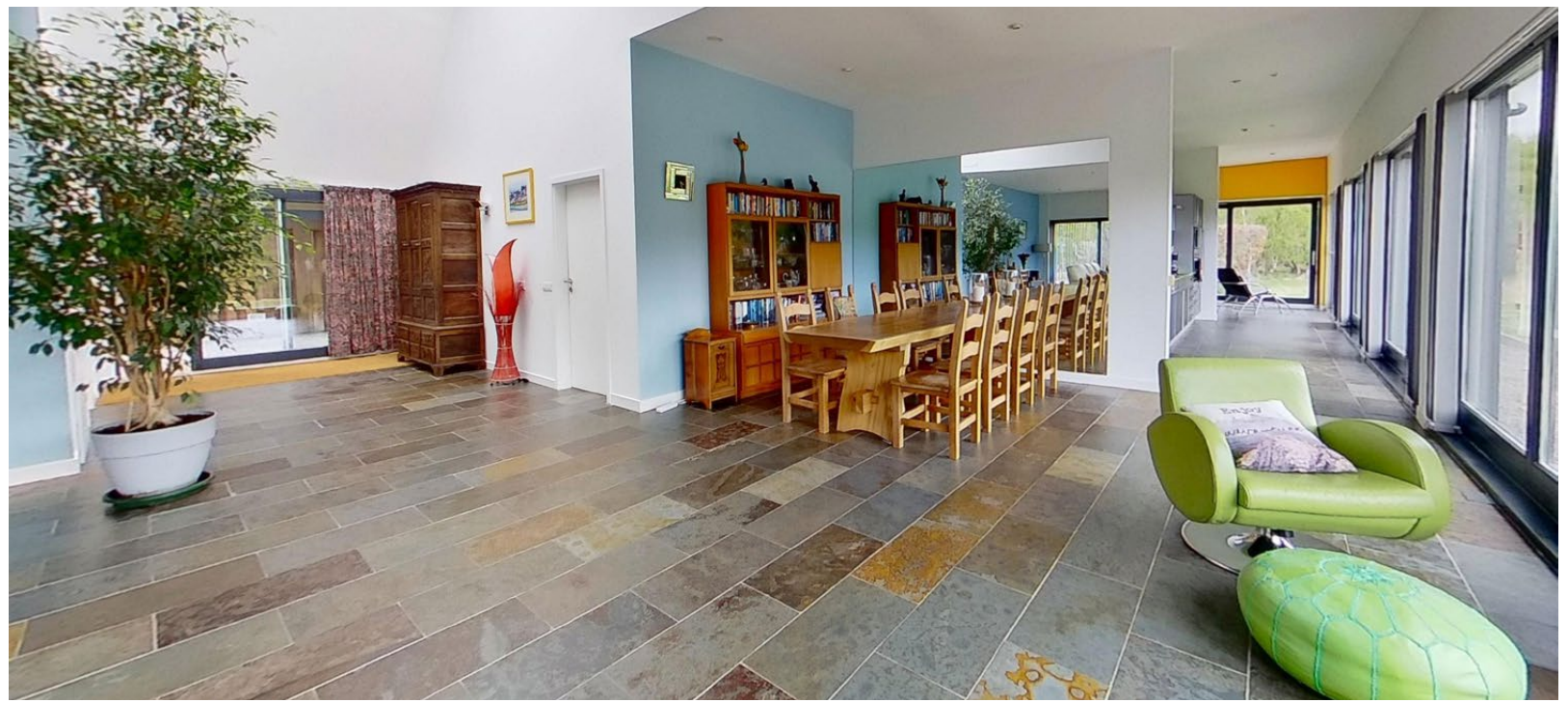
by a private driveway that leads to a generous gravelled parking area, the property immediately creates a sense of excitement. With an attractive glass entrance which sets the tone for the home's modern aesthetic, opening into a

breathtaking open-plan living area where vaulted ceilings and expansive floor-to-ceiling windows flood the interior with natural light, creating a strong connection to the surrounding landscape.

The living, dining, and kitchen areas are finished with beautiful Brazilian slate flooring adding depth and texture, with underfloor heating adding a luxurious warmth throughout the home. These spaces flow seamlessly together, ideal for large gatherings and entertaining, and centre around a stylish wood-burning stove. Various sliding patio doors off the living accommodation give external access to the garden and Brazilian slate patio.

The modern kitchen features sleek grey base and wall units, tiled splash back, bright worktops that provide a contemporary, cohesive look, paired with high-quality integrated appliances including a full-height fridge/freezer, dishwasher, induction hob, extractor fan and oven, and a built-in microwave. A cosy secondary dining area is tucked away at the end of the kitchen, still enjoying the tranquil garden views.

A warm and inviting family room extends from the open-plan lounge, providing a quiet, relaxing escape, whilst the four double bedrooms overlooking the rear garden, all benefit from built-in storage and fitted wardrobes, maximising space. Tastefully finished, well-appointed bathroom and shower room complete the property's accommodation. The bedrooms, hall, and family room feature high-quality Coir matting, providing warmth, comfort, and a soft, natural finish underfoot



Practicality is equally well considered, with a large double garage offering excellent storage or workshop potential, along with an adjoining utility room keeping the main living areas sleek and clutter-free. The central heating boiler and hot water cylinder are also located in the utility room.

Outside, the property's acreage offer privacy, open views, and a true sense of escape. A charming garden pond brings wildlife and tranquillity to the grounds, while a delightful summer house provides the perfect spot for relaxing, working, or enjoying long summer evenings. The garden is thoughtfully landscaped with sweeping lawns, mature trees, hedging, wilding areas, an orchard, and an array of beautiful shrubs that add colour and structure throughout the year. The entire setting is rich with wildlife, making this a haven for nature lovers who enjoy open skies, and peaceful rural surroundings. This is a home that delivers modern living at its finest, all within easy reach of Nairn's beaches, shops, cafés, and transport links.





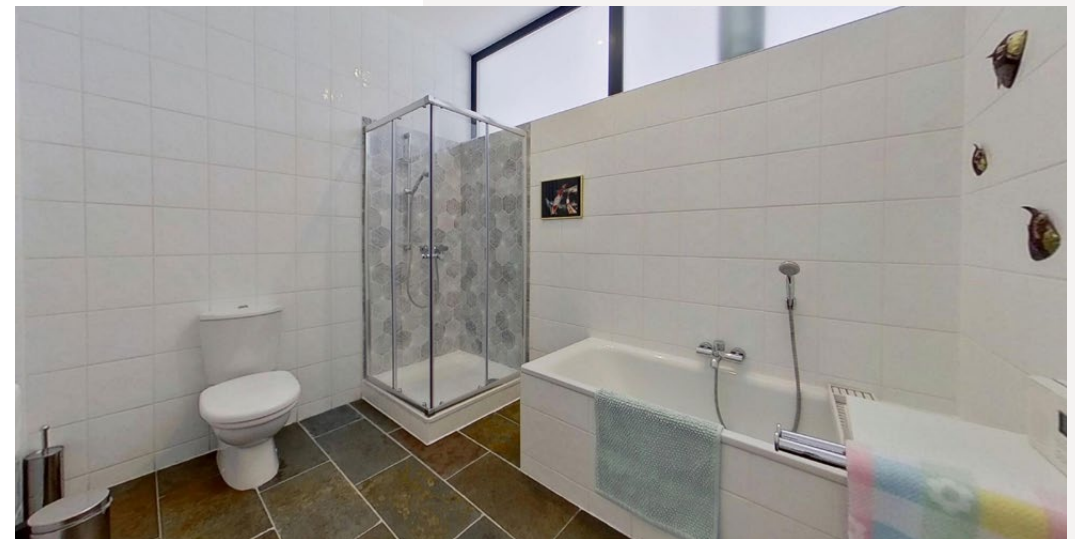
Approx. Dimensions

Lounge/Dining	12.77m x 6.36m
Family Room	6.79m x 3.61m
Kitchen	6.76m x 1.66m
Dining Area	4.99m x 3.18m
Bedroom 1	3.66m x 3.20m
Bedroom 2	3.66m x 3.10m
Bedroom 3	3.66m x 2.91m
Bedroom 4	3.66m x 3.54m
Bathroom	3.32m x 2.58m
Shower Room	3.03m x 2.58m

Extras Included

Blinds, fridge freezer, dishwasher, 1½ comp sink, washing machine, tumble dryer, induction hob, oven microwave, summer house, 2 sheds
 By separate negotiation – Afrosia hardwood table seats 8-10, and ride on mower.

Heating	Oil central heating, underfloor heating
Double Glazing	UPVC double glazing
Council Tax	Band F
EPC Rating	Band C
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.

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