



**Harper
Macleod LLP**
Estate Agents & Solicitors



Sandwood Lodge , Nairn, IV12 5NT

Offers over £295,000

Rare opportunity to purchase a charming Category B Listed 3 bedroom detached stone-built cottage, tucked away in an idyllic rural location on the outskirts of Nairn, with beautiful views over the open countryside towards the Moray Firth and beyond.

The spacious accommodation with high ceilings comprises entrance hallway, lounge, open plan kitchen/dining room, rear hallway, three double bedrooms (one en-suite shower room) and a family bathroom. The home was extended in 2006 and benefits from a modern bathroom suite and en-suite.

The seaside town of Nairn has beautiful beaches, a picturesque harbour, riverside walks, two championship golf courses, sports centre, community centre, library, museum, Little Theatre and swimming pool. It has a good range of shops, restaurants and local services.

Primary school pupils attend Rosebank Primary School and secondary pupils attend Nairn Academy.

The City of Inverness is approximately 16 miles from Nairn and has an extensive range of retail, leisure and business facilities. Inverness Airport offers national and European flights.

Viewing strictly by appointment.

Entrance hallway

9'9" x 6'7" (2.99m x 2.03m)

Double glazed storm doors opening into the hallway. Two built-in storage cupboards. Cupboard housing electrics with shelf below. Smoke alarm. Laminate flooring.

Principal bedroom

10'8" x 12'0" (3.26m x 3.67m)

Windows to front. Two double fitted wardrobes with sliding doors. T.V. point. Tel. point. Carpet.

En-suite shower room

7'0" x 5'0" (2.15m x 1.53m)

White WC and wash hand basin with wet wall splash back. Shaver socket. Recessed shower cubicle with mains shower and wet wall. Extractor. Vinyl flooring.

Lounge

13'8" x 14'4" (4.19m x 4.39m)

Double aspect to front and side with views over the open countryside towards the Moray Firth. T.V. point. Tel. point. Smoke alarm. Carpet.

Kitchen/dining room

16'2" x 16'8" (4.94m x 5.10m)

Double aspect to side and rear. Wall and base units with work top and tiled splash back. 1 ½ bowl stainless steel sink with right hand drainer. Integrated dishwasher, washing machine, ceramic hob, oven and extractor. Cupboard housing the central heating boiler. Heat alarm. Carbon monoxide detector. Tiled flooring.

Rear hallway

7'3" x 10'9".314'11" (2.23m x 3.3.96m)

Glazed door with side glazed panels opening to the rear. Doors to two bedrooms, bathroom, open plan entrance to kitchen/dining room and door to lounge. Walk-in cupboard housing the central heating controls. Smoke alarm. Laminate flooring.

Bathroom

7'4" x 7'5" (2.25m x 2.28m)

White WC, pedestal wash hand basin and bath. Mirror. Shaver socket. Mirrored wall cabinet. Extractor. Hatch to roof space. Tiling to all walls. Tiled flooring.

Bedroom 2

10'5" x 8'4" (3.19m x 2.56m)

Window to side. Double fitted wardrobe with sliding doors. Carpet.

Bedroom 3

12'0" x 8'9" (3.66m x 2.68m)

Window to rear. Double fitted wardrobe with sliding doors. Carpet.

Outbuildings

Wooden garden shed.

Garden ground

A paved path leads up to the front of the property and extends round to the sides and rear of the property. The garden ground is mainly laid to lawn with shrubs and trees. There is woodland to one side of the property where the garden shed is situated.

Beautiful views over the open countryside towards the Moray Firth are enjoyed from this property.

Access road

There is access from the A96 to the Lodge.

Extras

All fitted floor coverings are included in the sale price.

Heating and glazing

LPG fired central heating system.

Secondary glazed timber sash and case units and double glazed sash and case units.

Services

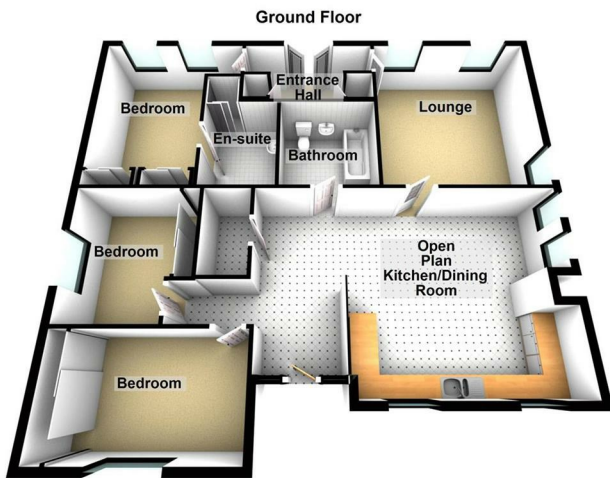
Mains electricity and water. Drainage to a septic tank.

EPC Rating E

Council Tax Band B







This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanIt3D.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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