McEwan Fraser Legal
Solicitors & Estate Agents

Higher Hillhead

NAIRN, HIGHLAND, IV12 5QJ



Beautifully Modernised Detached Countryside Home with 1/3 Acre Gardens, Stunning Views and Double Garage Near Nairn



01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Occupying an elevated position in a peaceful countryside setting, this beautifully presented home enjoys far-reaching views across the surrounding landscape. Offering four bedrooms, two reception rooms, a newly fitted kitchen, modern bathroom and en-suite, a double garage and approximately one-third of an acre of mature garden grounds. With stunning views from every window, a generous patio area and an exceptionally tranquil setting, this is a wonderful opportunity to enjoy rural living in a beautifully presented home close to Nairn.

The property has been thoughtfully upgraded by the current owners, including new windows and patio doors throughout, a new kitchen, renovated bathroom and en-suite, new boiler and hot water tank, new double-skinned oil tank and tasteful redecoration throughout in modern farmhouse country style.

THE LIVING ROOM









The two spacious sitting rooms provide wonderful living and entertaining space, both featuring patio doors opening onto a large patio area overlooking the garden. These bright and inviting rooms, one with a large wood burner, provide an ideal setting for relaxing, entertaining guests or enjoying the peaceful surroundings and beautiful countryside views.

THE SITTING ROOM





THE KITCHEN



The newly fitted kitchen is both stylish and practical, featuring LVT flooring, a generous electric range oven with a five-point induction hob, a composite sink positioned beneath a large window enjoying views towards Lethen Estate, and complemented by a matching dresser. A charming pantry cupboard offers additional storage, with a separate utility room and WC adding further convenience.

Off the kitchen, a lovely dining room sits in a partially open arrangement, creating a natural flow between the two spaces and featuring further patio doors opening directly onto the rear garden.





THE UTILITY & WC





THE DINING ROOM



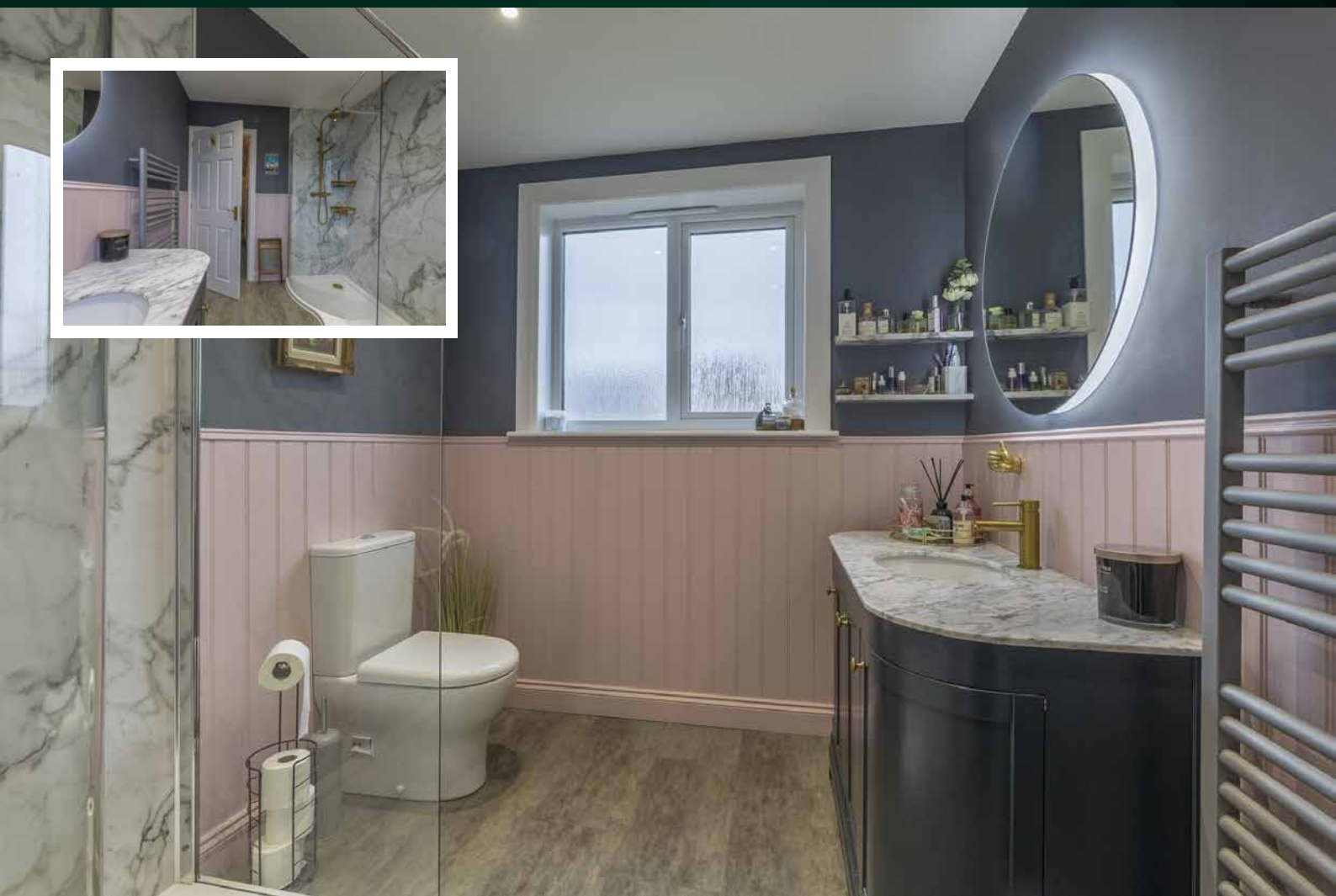






The accommodation comprises four bedrooms, including three double bedrooms and one smaller bedroom, currently set up as a home office, benefitting from newly installed Fibre Broadband. The generous principal bedroom benefits from a beautifully appointed en-suite shower room, while the recently renovated family bathroom serves the remaining bedrooms.

THE BATHROOM



BEDROOM 1













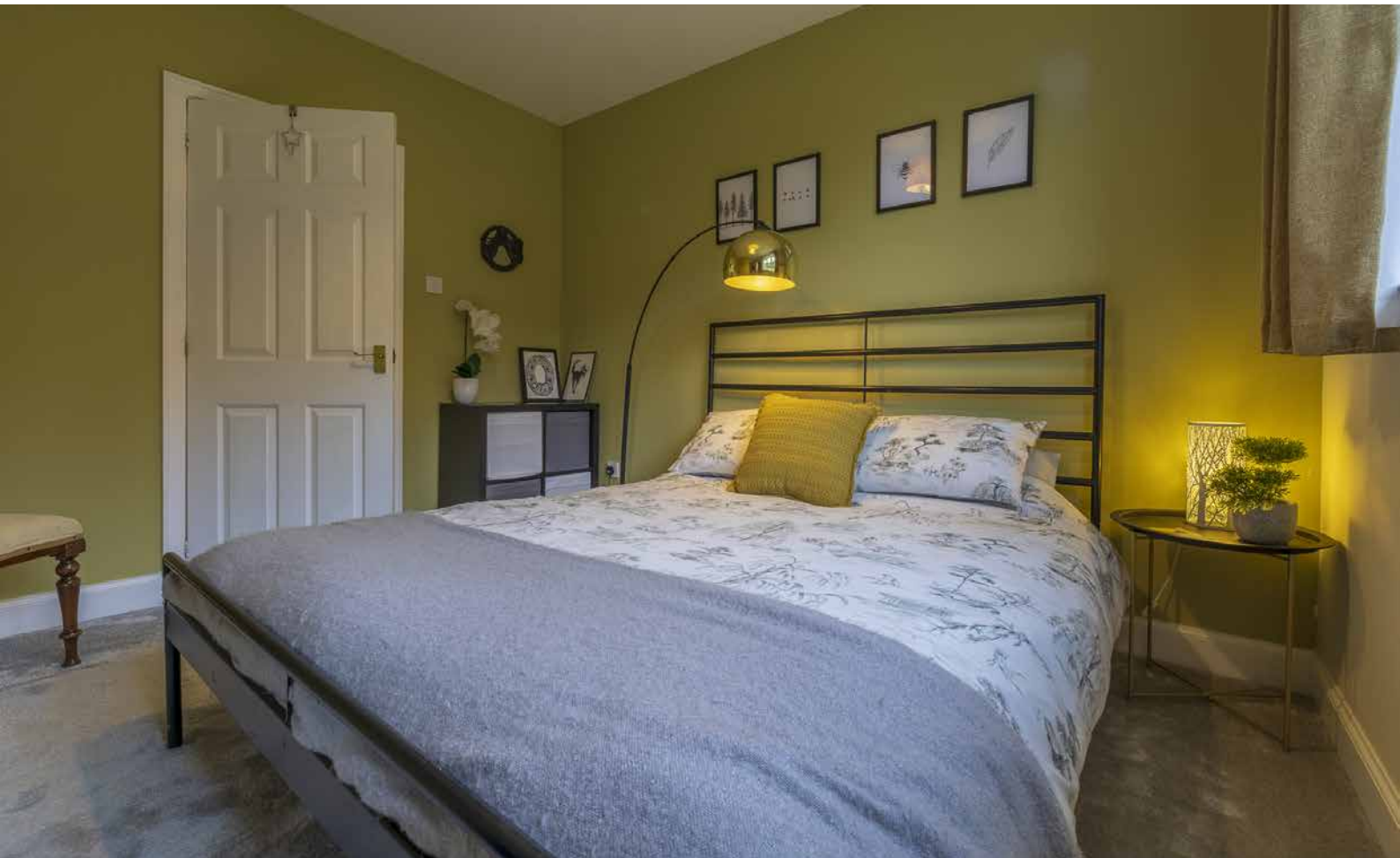
BEDROOM 2





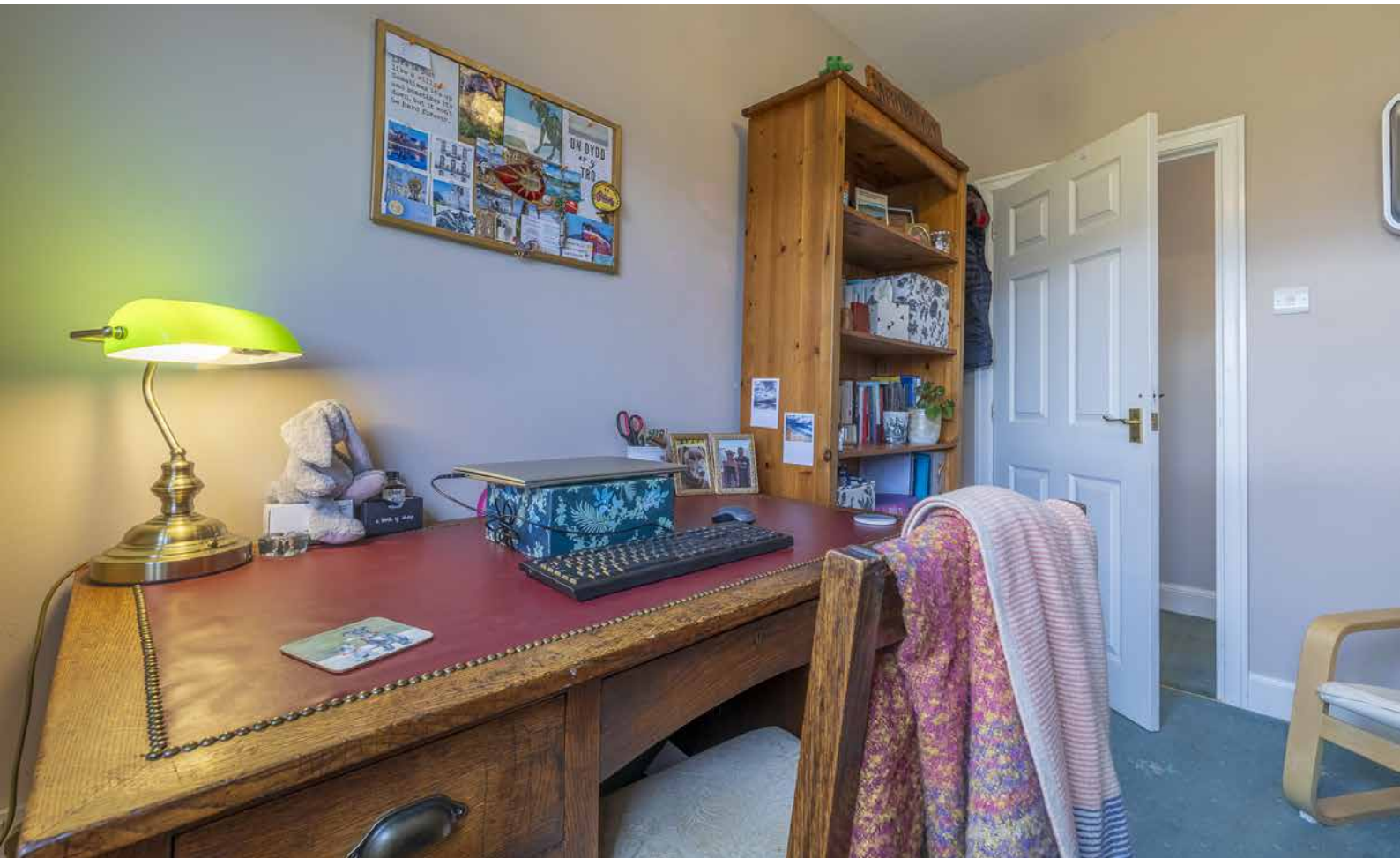
BEDROOM 3





BEDROOM 4





Externally, the property enjoys approximately one third of an acre of mature, established garden grounds which wrap around the house, offering space, privacy and a wonderful connection to nature. The garden includes raised vegetable beds, a greenhouse, a log store and fruit trees including apple, pear, plum and cherry, as well as raspberry and blackcurrant bushes. The large stone-set outdoor area is ideal for outdoor dining and entertaining, enjoying the views or simply relaxing in this peaceful setting. A double garage with power and a workbench provides useful storage and workshop space.

Located on the peaceful outskirts of Nairn, this attractive detached countryside property offers the ideal combination of rural tranquillity, generous garden grounds, modernised interiors and convenient access to the amenities of Nairn, with easy road connections to the A96 for equidistant commuting to Inverness or Elgin. With beautiful views from every window, a lovely neighbouring property and a truly special setting, this is a home that offers space, comfort and an exceptional quality of life.

EXTERNALS

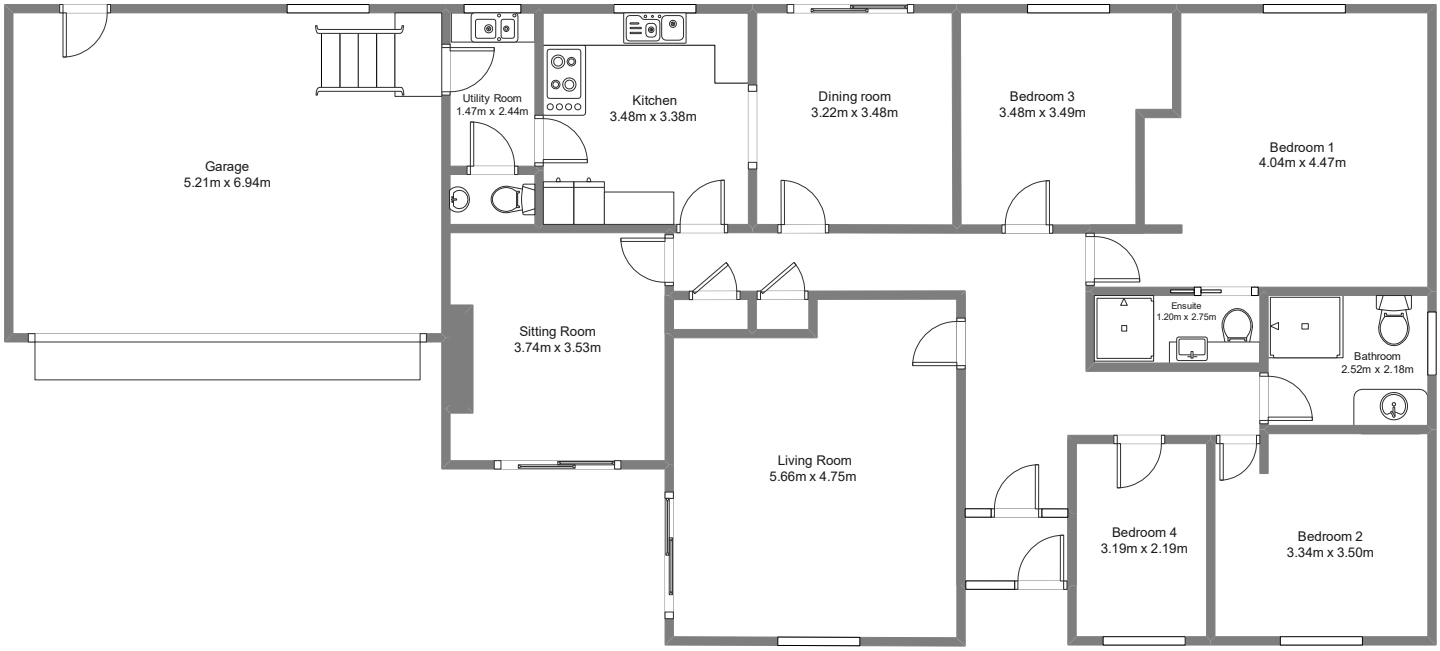






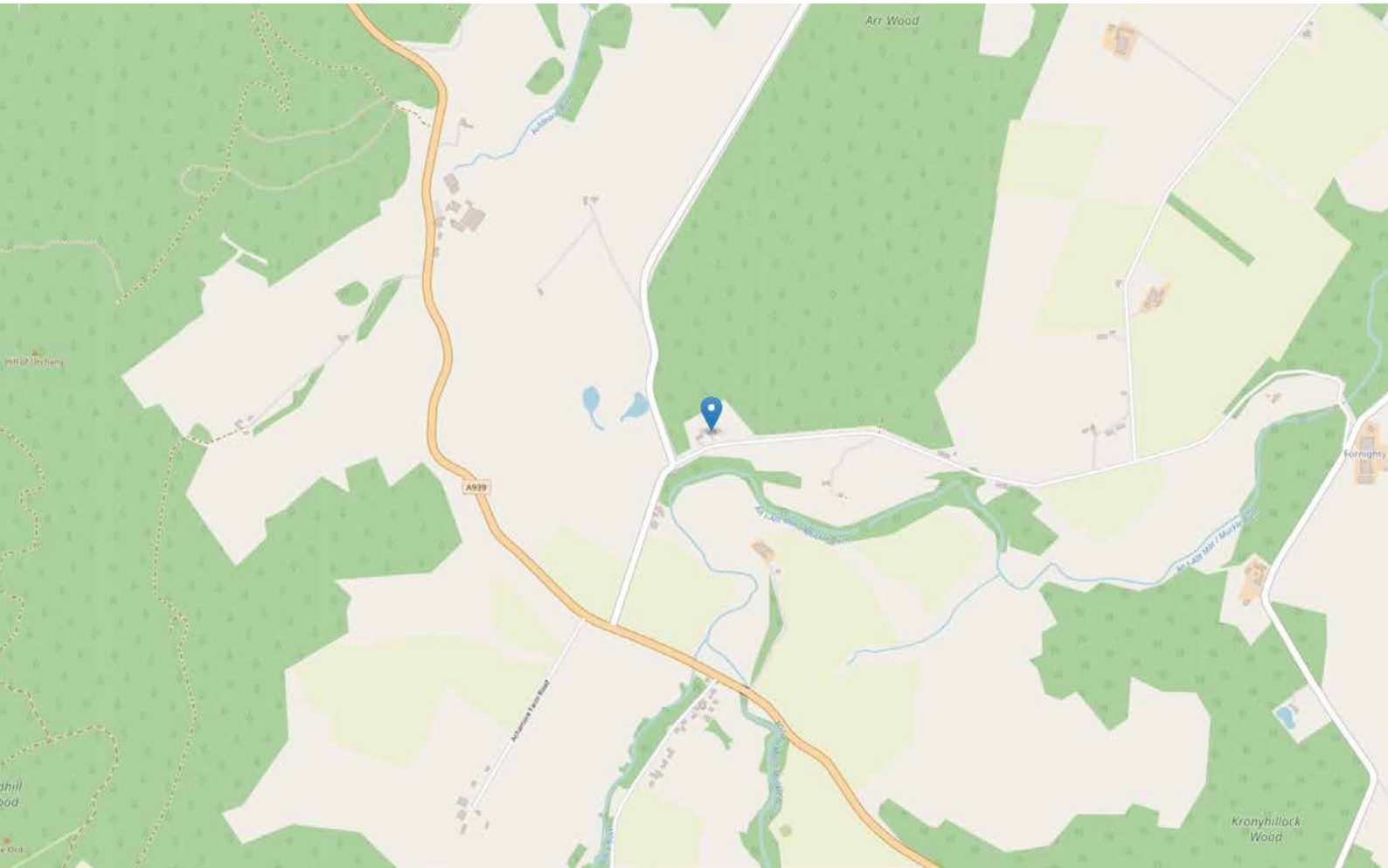


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 152m^2 | EPC Rating: D



THE LOCATION

Higher Hillhead enjoys a lovely rural setting within the beautiful countryside surrounding Nairn, offering a wonderful balance of peaceful country living and convenient access to nearby amenities. The historic village of Auldearn is within easy reach, while the popular seaside town of Nairn, approximately four miles away, provides an excellent range of local facilities including independent shops, supermarkets, cafés, restaurants, medical services and leisure facilities. Nairn is particularly renowned for its beautiful sandy beaches, picturesque harbour and championship golf courses, making it an attractive place to live and enjoy an outdoor lifestyle.







The location is also well placed for access to the wider Highlands, with Forres and Inverness both within comfortable driving distance. Nairn railway station provides rail connections along the Highland main line, while the nearby A96 offers convenient road links towards Inverness and Aberdeen. Combining the charm of the surrounding countryside with easy access to coastal attractions, local amenities and transport links, Higher Hillhead offers an appealing setting for those seeking a quieter pace of life without feeling remote.







McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



Text and description
NADIA HULME
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.