

11 View Road

NAIRN, HIGHLANDS, IV12 5AH



DECEPTIVELY SPACIOUS FOUR-BEDROOM SEMI-DETACHED HOME IN A HIGHLY DESIRABLE COASTAL LOCATION IN NAIRN



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Set within one of Nairn's most sought-after residential areas, this deceptively spacious four-bedroom 1930s stone-built semi-detached home offers significantly more accommodation than its charming cottage-style frontage suggests. Quietly positioned yet exceptionally convenient, the property is within a five-minute walk of Nairn town centre, the golf club, beautiful beaches, riverside walks, and a wide range of local amenities. The home also falls within the catchment area for Millbank Primary School, which offers a Gaelic Unit, with secondary education provided at the brand-new Nairn Academy, making this an ideal family home or an excellent coastal lifestyle purchase. Easy access to the A96 also provides swift travel further afield, including convenient connections to Inverness and Inverness Airport.

Upon entering, the sense of space is immediate, enhanced by high ceilings and excellent natural light throughout. The generous entrance hall features a large skylight that floods the space with daylight, along with a substantial storage cupboard. The accommodation is finished to a high standard, with quality evident in every detail. Flooring, skirtings, doors, and facings are all well crafted, while the kitchen stands out with solid oak cabinetry, granite worktops and splashbacks, and a hardwearing limestone floor.



The living room is warm and inviting, featuring a gas fire.





The kitchen is both stylish and exceptionally practical, offering outstanding storage. Integrated appliances include a fridge, washing machine, and dishwasher. There is space for dining within the kitchen, or alternatively the rear double-aspect room with sea views can be used as a separate dining room.

Patio doors open from the rear of the property onto a sun-filled terrace, creating an excellent connection between indoor and outdoor living. From the rear, attractive sea views can be enjoyed from both the kitchen and one of the bedrooms.

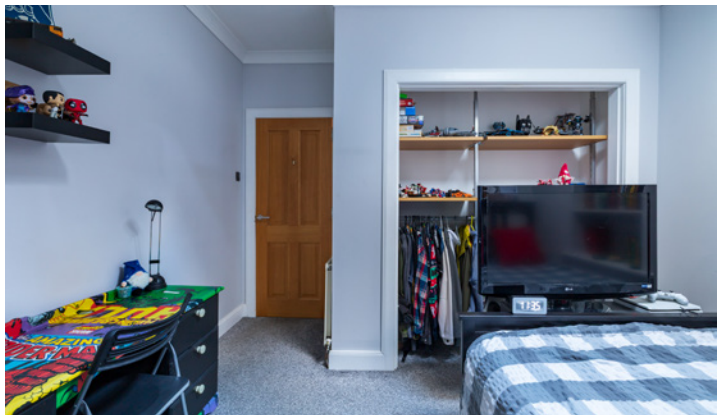
The Property



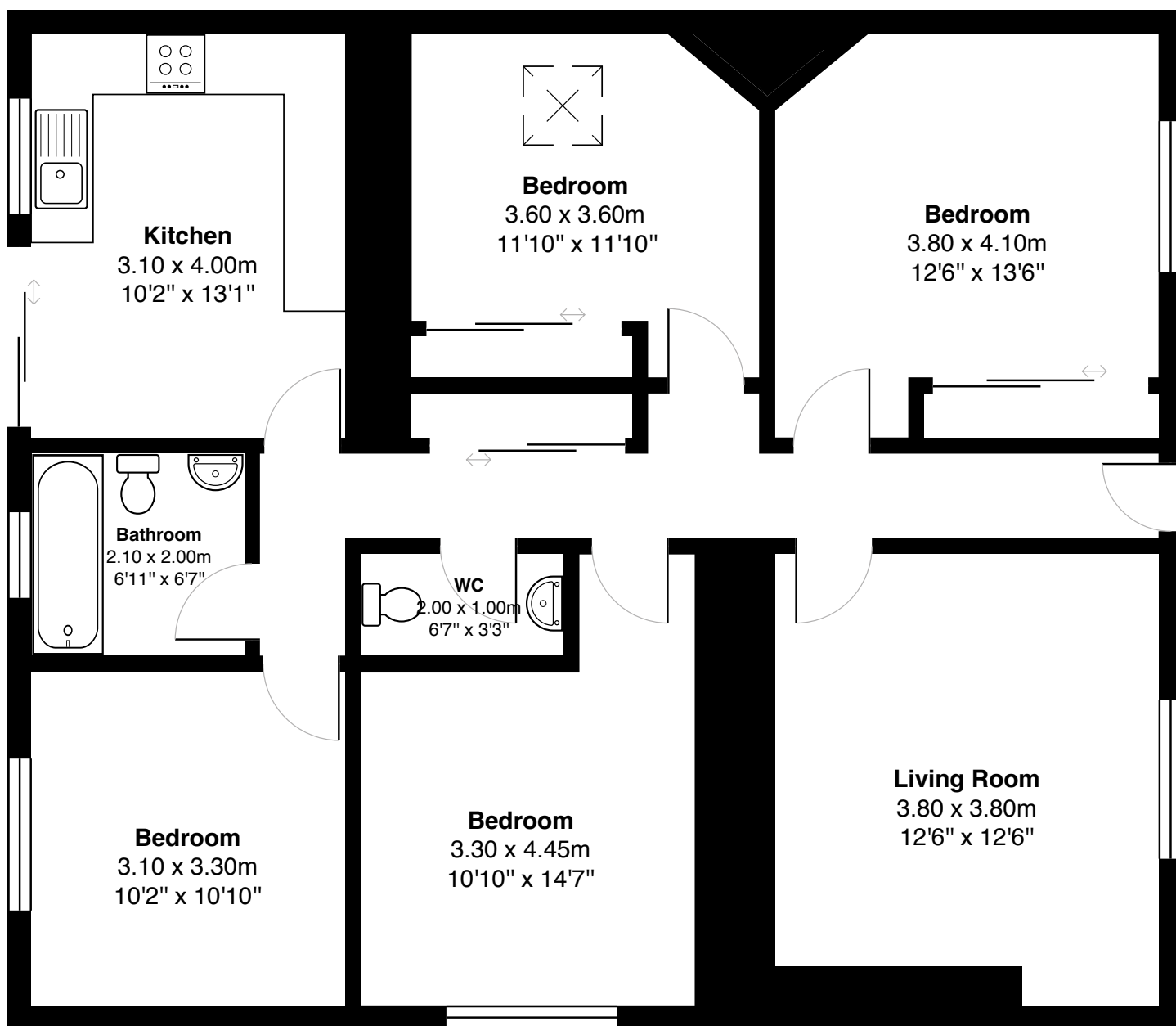
There are four well-proportioned bedrooms. The family bathroom is well-appointed, featuring a large double-ended bath with an over-bath shower incorporating both a rainfall shower head and a handheld shower head, along with a practical recessed shelf for toiletries.











Gross internal floor area (m²): 103m²

EPC Rating: D



Externally, the property continues to impress. With off-street parking for 2 cars, while the gardens offer a wonderful blend of relaxation, play, and connection to nature. The rear terrace enjoys sunshine until approximately 8pm during the summer months, making it ideal for evening dining and entertaining.

The garden attracts an abundance of wildlife, enhancing the peaceful setting. A back gate provides direct access onto common good land along the river, creating a rural feel while remaining close to town. The terrace steps down to a large sloping lawn and a good-sized garden shed. A hot tub may be available, subject to offer or by separate negotiation. The front shed and kennels are not included in the sale.

A rare opportunity to secure a spacious, high-quality family home with sea views, outdoor lifestyle appeal, and walk-to-everything convenience in the heart of Nairn.

Early viewing is highly recommended.



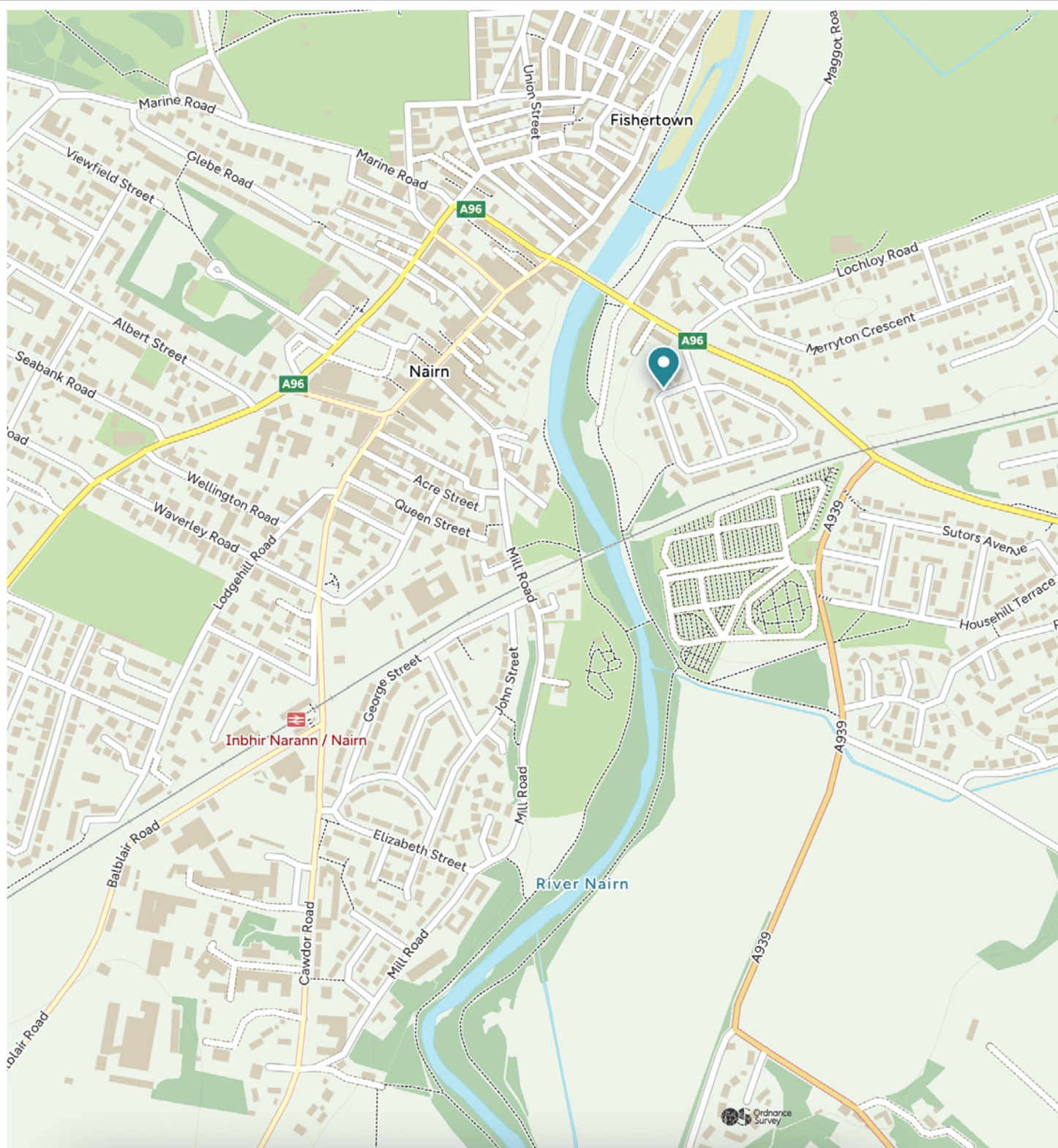


Nairn is a charming seaside town on the Moray Firth, renowned for its long sandy beaches, stunning coastal views, and the scenic Nairn River. Perfect for outdoor enthusiasts, the town offers excellent opportunities for walking, cycling, and watersports, all right on your doorstep. The vibrant town centre is filled with independent shops, cafés, and restaurants, while local amenities include well-regarded schools, medical centres, and leisure facilities, such as the Nairn Community and Arts Centre and Nairn Swimming Pool.

Golfing enthusiasts will appreciate the two prestigious courses nearby, Nairn Golf Club and Nairn Dunbar Golf Club, with world-class facilities and breathtaking views along the coastline. The Dunbar Links course is recognised as one of Scotland's top golf destinations. For those who commute or enjoy city amenities, Inverness is just 16 miles away, providing larger shopping centres, cultural venues, and restaurants. Excellent transport links include Nairn railway station with direct services to Inverness and Inverness Airport, offering domestic and international flights, including daily flights to and from London Gatwick.

With its combination of coastal beauty, outdoor lifestyle, and convenient access to Inverness, Nairn offers an ideal balance of peaceful living and modern convenience, making it a wonderful place to call home.





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