

# Balmackiver Cottage

CLUNAS, NAIRN, IV12 5UT



*A charming three-bedroom Highland retreat set on an acre of land, boasting a 140 SQM workshop with game larder*



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Nestled in the breathtaking countryside of Clunas, Nairn, Balmackiver Cottage has been extensively upgraded, offering a perfect blend of modern luxury and rural charm. This stunning home is an idyllic escape, with the added potential for investment and income opportunities.

# THE SUN ROOM



Step into the delightful sun room, where panoramic views stretch as far as the eye can see, complemented by a cosy wood burner fireplace that makes it the perfect place to unwind in any season. The newly installed modern kitchen is a true showstopper, featuring sleek white gloss units, premium AEG appliances, a charming fireplace, and beautiful new flooring that adds warmth and character.

# THE KITCHEN

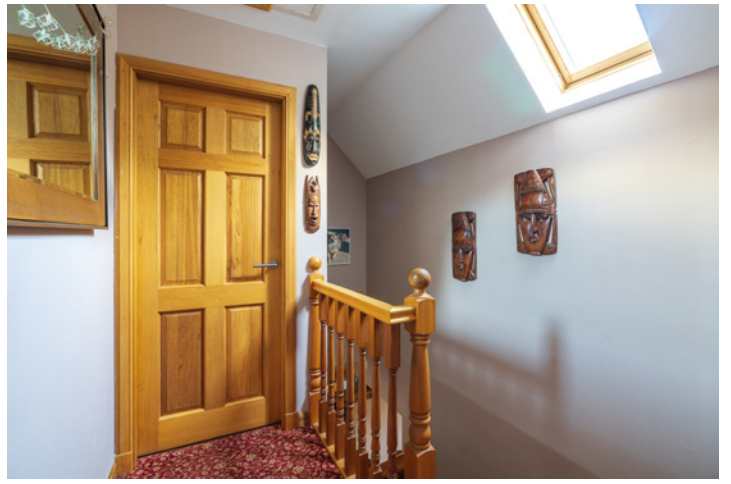


# THE MASTER BEDROOM



The ground floor is also home to an incredible master suite, designed for ultimate comfort, with a walk-through wardrobe and dressing area leading to a stylish en-suite. A well-appointed family bathroom with a full bath suite completes this level of accommodation, offering convenience and elegance.





Upstairs, a spacious double bedroom with its own en-suite shower room ensures privacy, while the first-floor lounge, featuring a media wall and a balcony, provides a spectacular vantage point over the rolling countryside. This lounge leads seamlessly into another generous double bedroom, making it an inviting retreat for family or guests.

## THE LOUNGE



# BEDROOM 2



a spacious double bedroom with  
its own en-suite shower room

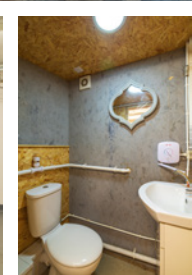


# BEDROOM 3



The true gem of this property comes outside, in the expansive 140 sqm workshop, fully equipped with a welding room, office, kitchen, WC, and a game larder complete with meat preparation facilities and hanging equipment. Constructed to high standards with proper insulation and solid foundations, this versatile space offers a unique opportunity for conversion into a residence—whether for personal use or as a profitable Airbnb rental.

# THE WORKSHOP





Set within approximately one acre of land, the property offers a wealth of outdoor spaces, including multiple outbuildings, sheds, and a polytunnel. One of these is a charming garden room, complete with electricity and a wood-burning stove, it is a magical setting to curl up with a book and a glass of wine under the starry Highland sky.

The property also features gated parking areas and a driveway leading from the road, shared with one neighbouring house. For those looking to generate passive income, the workshop and larder also offer rental potential for business use or third-party leasing. Balmackiver Cottage is an extraordinary opportunity to embrace Highland living with the perfect balance of luxury, lifestyle, and financial potential.

# EXTERNALS



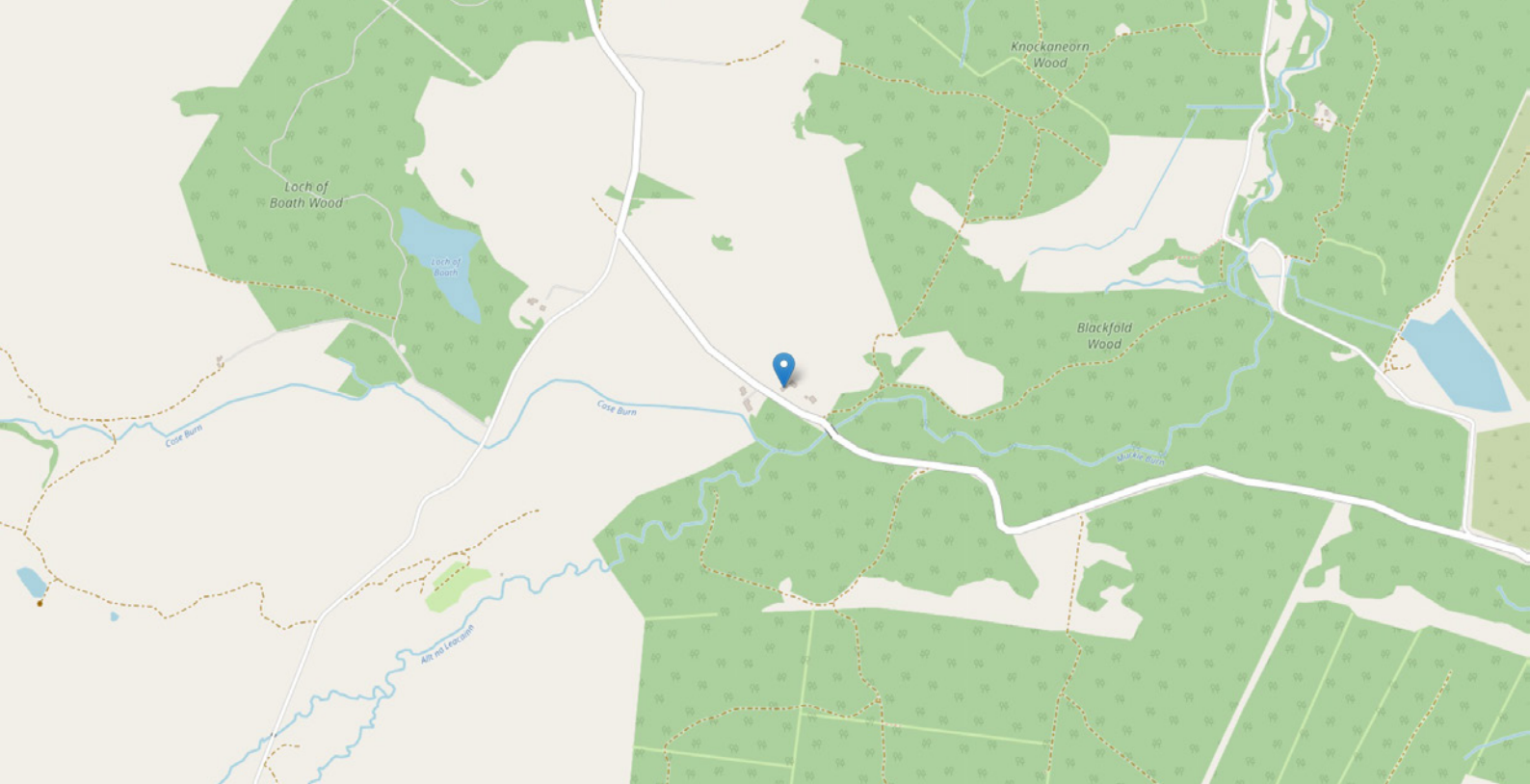


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 137m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Balmackiver Cottage is located in the charming hamlet of Clunas, approximately five miles from the historic village of Cawdor.

Set on the edge of the picturesque Cawdor Estate, this area is renowned for its stunning natural scenery and abundant wildlife. Outdoor enthusiasts will love the wealth of woodland walks and cycle paths, perfect for exploring the breathtaking Highland landscape.





For families, Cawdor Primary School is highly regarded, with a convenient pick-up and drop-off bus service for both primary pupils and those attending Nairn Academy for secondary education. The town of Nairn, just seven miles away, offers a vibrant coastal setting with sandy beaches, a bustling harbour, and two championship golf courses. The town also boasts a fantastic selection of shops, supermarkets, cafés, and restaurants, as well as essential amenities such as a hospital, police station, and a community and arts centre.

Leisure facilities are plentiful in Nairn, with tennis and squash courts, indoor and outdoor bowls, and a fitness centre that includes an indoor swimming pool. For those looking for further amenities, Inverness, the Highland capital, is just 17 miles west and provides an extensive range of retail, leisure, and entertainment options, along with excellent road and rail links to destinations across the UK. Inverness Airport, located only 10 miles away, ensures easy access to national and international travel.

With its idyllic rural setting, close-knit community, and proximity to outstanding amenities, Clunas offers the perfect balance of tranquillity and convenience, making it an exceptional place to call home.



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