



Burnside, Nairn, IV12 5UA

Offers Over £350,000

Hamish

www.hamish-homes.co.uk | 01463 250000



Hamish
PROPERTY PROFESSIONALS



- Detached Four Bedroom Modern Family Home
- Private Rear Garden With Patio Area
- Modern Kitchen With Breakfast Bar & Appliances
- Four Double Bedrooms
- Integral Garage
- Set On Corner Plot With Driveway
- Handy Utility Room & Downstairs Toilet
- Double Glazing And Gas Central Heating
- Master With Walk-In Wardrobe & En-Suite
- Popular Location Minutes From Sandy Beaches

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This well-designed, modern four-bedroom detached home offers generous accommodation, stylish finishes and a perfect practical layout for family life. Situated on a corner plot within walking distance of schools, shops and transport links, this is a prime opportunity to secure a quality property in a coastal Highland town.

The front garden is neatly laid with stone chips while a wide block-paved driveway offers ample off-street parking, leading to an integral garage. Inside, a welcoming hallway sets the tone with smart dark green walls, crisp white woodwork and a fresh, modern feel that carries throughout the home.

To the rear, the heart of the home is a spacious open-plan kitchen and dining room. Finished with sleek grey cabinets and a white marble worktop, this contemporary space includes a breakfast bar, integrated gas hob with extractor above and a built-in double oven at eye level. Under-cabinet lighting and ceiling spotlights add further polish. The generous dining area easily accommodates a family table, with full-width bi-fold doors opening directly to the garden, drawing in light and connecting indoor and outdoor spaces beautifully.

Off the kitchen, the utility room provides excellent additional storage and workspace, with matching worktops, floor-standing cabinets, space for laundry appliances and a secondary sink, making it a highly practical addition. A handy downstairs WC is finished with large-format grey wall tiling below white painted walls and features a contemporary chrome towel radiator for a sleek, low-maintenance finish.

The living room is a stylish retreat with dark-toned walls and rich wooden flooring, creating a warm and welcoming atmosphere. A large front-facing window allows natural light to filter through, balancing the room's bold aesthetic. A focal point is the striking antler-style ceiling light, adding contemporary but rustic charm. With ample space for seating and personal touches, this is a room that's perfect for quiet evenings or entertaining guests.

The white-painted staircase leads upstairs to four bedrooms and a family bathroom. The master bedroom includes a dormer window and an enviable walk-in dressing area with wardrobes on both sides, keeping the sleeping space uncluttered. Beyond is the en-suite shower room, which mirrors the home's bathrooms with grey tiling, built-in vanity unit with storage, a mains shower in a large cubicle and a dark grey towel radiator.

The second bedroom features clean white walls and soft grey carpet, with a built-in wardrobe behind sleek frosted sliding doors. There's ample space for a double bed and furniture while a window brings in natural light, making it a practical and peaceful room.

The third bedroom stands out with characterful sloping ceilings, a large window and generous floor space for a bed and furnishings. It also includes a built-in wardrobe with frosted sliding doors, offering smart storage while maintaining the room's open feel.

The fourth bedroom is large, with a bright and airy feel thanks to its crisp white walls and wide floor area. Like the others, it includes a built-in wardrobe with frosted doors and plenty of room for a double bed, desk or other furniture, ideal as a guest room, teenager's room or home office.

The family bathroom is a bright, contemporary space with practical design and quality finishes throughout. Grey tiles run full height around the bath and shower area for durability and easy cleaning, while the rest of the walls are half-tiled in the same finish, with crisp white paint above. A mains-powered shower is fitted above the white bath, with a glass screen to the side. The white vanity unit beneath the basin offers handy storage and worktop space and a dark grey heated towel rail adds warmth and contrast. A Velux-style roof window allows natural light and ventilation.

Outside, the rear garden is well designed for everyday enjoyment. A large paved patio offers the perfect setting for outdoor dining and seating, with a raised planting bed adding a touch of greenery and separating the patio from the main lawn. The grassed area provides space for children to play or for relaxing in the sun, and the tall timber fencing ensures the garden feels private and secure.

This is a beautifully presented, modern family home offering generous indoor space, quality finishes and a private rear garden - ideal for everyday living and entertaining. With four true double bedrooms, excellent built-in storage, a stylish kitchen/diner and a family bathroom finished to a high standard, this property is move-in ready and set in a desirable residential area of Nairn. Viewing is highly recommended to fully appreciate everything this impressive home has to offer, get in touch with Hamish Homes today to arrange your own private appointment.

About Nairn

Nairn is a picturesque coastal town renowned for its rich history and vibrant community. The town's beautiful sandy beaches are a major draw, offering perfect spots for relaxation, coastal walks and water sports. Nairn's seafront also features a scenic promenade and a bustling harbour, where you can often spot seals and dolphins.

Nairn is steeped in history, with its origins dating back to medieval times. The town centre is home to a range of historical buildings and landmarks, including the Nairn Museum, which provides insights into the area's rich cultural heritage.

Residents of Nairn enjoy a variety of amenities, including local shops, cafes and restaurants, as well as primary schools and a secondary school which make it an ideal place for families. The town hosts numerous community events throughout the year, such as the Nairn Highland Games and the Nairn Book and Arts Festival, fostering a strong sense of community spirit.





 4

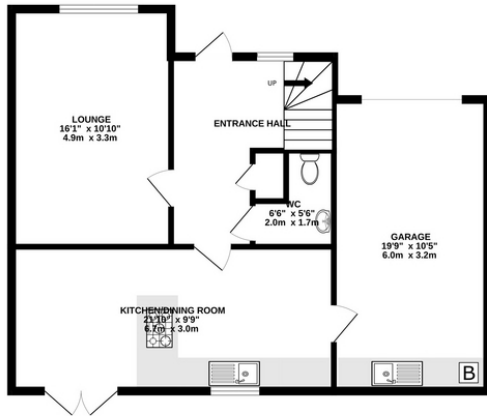
 3

 1

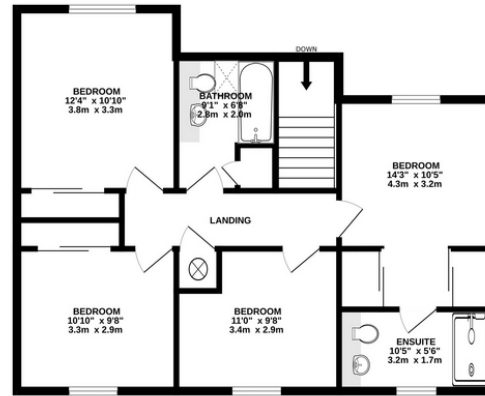
 119 m2



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



Hamish

Kintail House, Beechwood Park,
Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000