



Laing Gardens, Nairn, IV12 4TB

**Offers Over £155,000**

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**Hamish**  
PROPERTY PROFESSIONALS





- Quiet Residential Area of Nairn
- Modern Kitchen With Built-In Appliances
- Two Double Bedrooms on the First Floor
- Fully Enclosed Rear Garden With Lawn
- Ideal for First-Time Buyers or Downsizees
- Spacious Living Room With Rear Patio Doors
- Large Ground Floor Wetroom Shower Room
- Handy Walk-In Storage Under The Stairs
- Low Maintenance Stone Chipped Front Garden
- Ready To Move In Home

**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](mailto:askhamish@hamish-homes.co.uk)



13 Laing Gardens is a bright and spacious two bedroom semi-detached home that's deal for first-time buyers, downsizers or those looking for a low maintenance home close to local amenities. This property is move-in ready and offers plenty of potential to personalise.

The entrance to the home is via a paved pathway that cuts through a stone-chipped front garden, fully enclosed by timber fencing. Inside, the hallway sets the tone with clean white painted walls, light grey laminate flooring that flows through to the kitchen and a radiator near the front door to ensure you always receive a warm welcome.

The heart of the home is the long, full-length living room. With soft grey carpet underfoot and a palette of white walls with one feature wall in grey, it feels both fresh and welcoming. The room's length also provides space to incorporate a dining area, and with two radiators it remains cosy throughout the year. A large window at the front brings in natural light, while glazed sliding patio doors at the rear connect directly to the garden.

At the rear of the home you'll find the kitchen. This is a sleek and modern space fitted with dark grey cabinets and warm wood effect worktops. A black composite sink with chrome taps sits beneath a window while the room also benefits from an integrated oven with electric hob and extractor above. White tiling frames the work surfaces, with the remaining walls are in a light grey tone. There's plumbing and space for laundry appliances while a glazed door gives convenient access to the back garden.

Beneath the stairs is a large walk-in storage cupboard, a practical and often overlooked asset, perfect for keeping things such as vacuums, seasonal decorations or other household items neatly out of sight.

Also on the ground floor is a spacious wetroom shower room, fitted with a walk-in shower enclosure complete with mobility aids including a fold-down seat. With room to reconfigure, modernise or personalise, it's a flexible space that could easily be adapted to suit individual needs or style preferences.

Upstairs you'll find two double bedrooms. The larger of the two is a generous double, flooded with light from a rear facing window and finished with soft grey carpet. The feature wall is decorated with grey leafy patterned wallpaper, adding subtle character to the room. A full wall of built-in wardrobes with four mirrored sliding doors offers extensive storage space while enhancing the sense of light and space.

The second bedroom is another double, styled with light painted walls and a bold dark grey brick-patterned feature wall. It also has grey carpet underfoot and a radiator near the door, making it an ideal guest room, office or additional bedroom.

Outside, the rear garden is laid to lawn and fully enclosed with tall timber fencing, offering privacy and a safe space for children or pets. Both the patio doors from the lounge and the rear door from the kitchen provide direct access, making this a pleasant, functional outdoor space.

This smart and practical two bedroom home is ideal for those looking to settle in a well connected part of Nairn without compromising on space or modern comforts. With thoughtful upgrades and a private garden, 13 Laing Gardens offers an easy and appealing move-in opportunity. Viewing is highly recommended so contact Hamish Homes today.

#### 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.





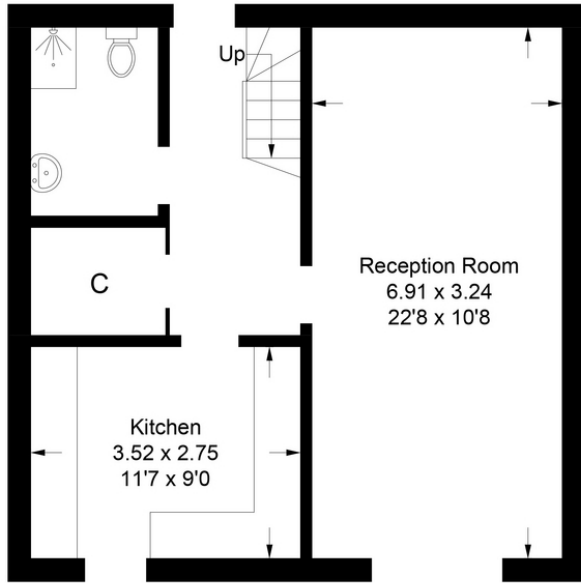


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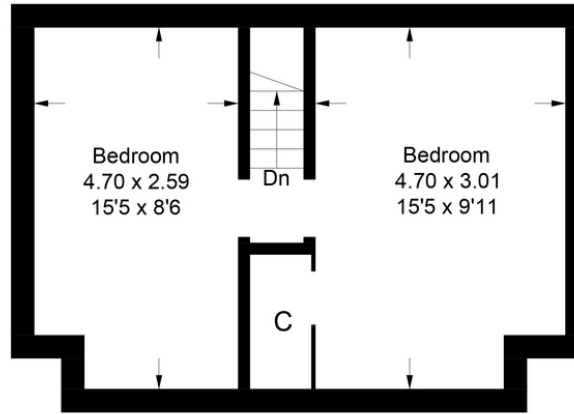
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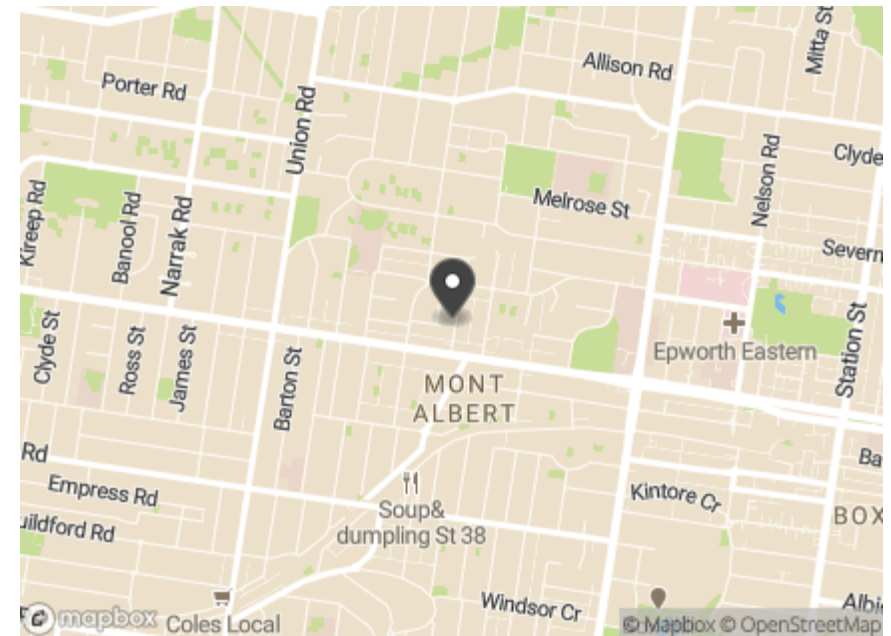
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1229367)

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>                              |         |           | (92+) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  | 71      | 75        |
| (55-68) <b>D</b>                            | 68      | 75        | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales                   |         |           | England, Scotland & Wales                                       |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |



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