



86 High Street, Nairn, IV12 4AU

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- Traditional Sash and Case Double Glazing
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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)



From the moment you step into this property in Barron House, you'll appreciate the sense of quality and space on offer and well thought through from the original owners over the last 9 years. This self-contained ground floor apartment enjoys private front and rear access, a rare feature that immediately adds convenience and appeal. Occupying part of a handsome Category B Listed building in the heart of Nairn, this spacious home was thoughtfully converted in 2016 to a high modern standard, all while retaining its traditional character.

The entrance vestibule leads into a long internal hallway, from which every room branches off. The living room sits proudly to the front and offers a truly impressive space to relax or entertain. A large bay window draws in natural light and provides a focal point, complemented by tall ceilings, deep skirtings and clean neutral walls. Plush grey carpet and a pair of radiators to keep the room warm in colder months, complete this elegant and welcoming room.

To the rear, the kitchen and dining room is another standout feature, bright, spacious and beautifully designed. Cathedral-style ceilings and Velux windows create a wonderful sense of height and light, with a glazed timber rear door offering direct access to the shared courtyard and secure residents' car park. The kitchen is fitted with sleek white cabinets and contrasting worktops, with integrated appliances including an electric oven, induction hob, extractor hood, fridge, freezer, dishwasher and washing machine/dryer. There's also plenty of space for a family dining table, making this room ideal for both everyday life and entertaining guests.

The property includes two large double bedrooms. The master bedroom is generously proportioned, finished in calm tones with soft carpet flooring, a mirror fronted wardrobe and ample room for a large bed and furniture. The en-suite shower room is bright and modern, featuring a wide shower enclosure with mains powered shower, sleek white sanitaryware and a large mirror above the basin and Amtico flooring.

The second bedroom is another spacious double positioned at the front of the property. Finished in neutral tones with a plush carpet underfoot, the room offers ample space for a large bed and additional furnishings. A wall-mounted TV is included in the sale and the existing freestanding furniture can also remain if desired, making this a move-in-ready space.

The main bathroom is similarly impressive, finished in bold monochrome style. Large black gloss tiles line the lower walls, with a fresh white painted finish above. A white bath with central chrome taps sits beneath a mains shower and glass screen. Opposite there's a sleek pedestal basin with a mirrored cabinet above and a toilet positioned in a recessed alcove. The tall chrome towel radiator adds a touch of modern elegance, while the dark Amtico flooring completes the room's polished look.

Outside, the flat benefits from use of the shared paved courtyard and unallocated off-street parking, accessed via security gates at the rear of the property. The kitchen door opens directly onto this space, offering an area to sit out or bring in shopping with ease. A shared drying area and bike storage facility are also available for residents. There is also additional storage in the large cellar.

Additional benefits include double-glazed sash and case windows to the front, with timber-framed Velux units to the rear. Heating and hot water are supplied by a gas-fired Worcester combi boiler, discreetly housed in a kitchen cupboard and connected to radiators throughout. The property enjoys private front and rear entrances, with secure gated access to a shared residents' car park and communal courtyard behind. A timber and glazed rear door from the kitchen provides direct access to the paved seating area, bin store and drying green. Internal finishes include high ceilings, ornate cornicing, deep timber skirtings, and modern timber doors. All fitted floor coverings, blinds, curtains, light fittings, integrated kitchen appliances and televisions are included in the sale.

This is a stylish and spacious flat with real standout features in a prime town centre setting. The property will suit a wide range of buyers, from professionals and first-time buyers to downsizers or investors. Viewing is highly recommended to appreciate the space and quality on offer so don't delay, contact Hamish Homes to secure your private viewing right away!

## 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.



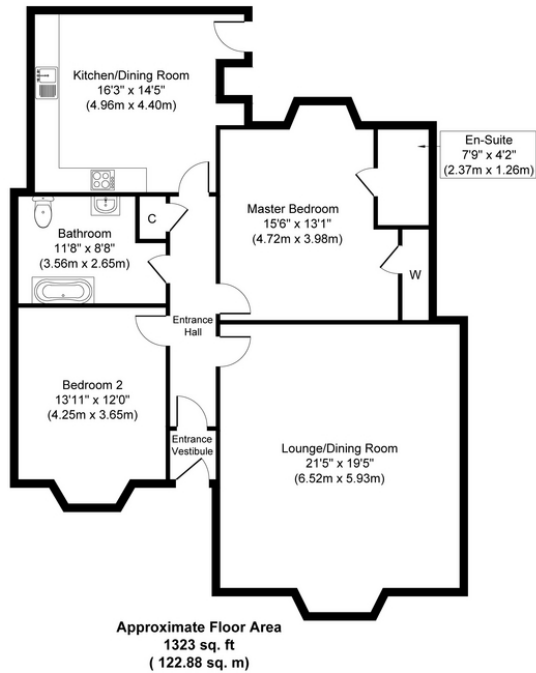


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 104 m<sup>2</sup>





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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>		
(55-68) <b>D</b>			(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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