



House, Tain, IV19 1QW

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PROPERTY PROFESSIONALS



- First Floor Flat With Stunning Views
- Generously Sized Lounge With Tall Windows
- Large Kitchen With Range Cooker Installed
- Master Bedroom With Luxury En-Suite
- Unique Opportunity To Own A Character Property
- Beautiful Landscaped Shared Garden Spaces
- Feature Fireplace With Solid Fuel Stove
- Two Spacious Double Bedrooms Provided
- Separate Modern Shower Room
- Ample Shared Parking Within The Grounds

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Set within the prestigious Bayfield House, a striking B Listed building with over two centuries of history, this first floor flat enjoys an enviable position amidst landscaped communal grounds extending to approximately three acres.

A shared hallway leads into the property, where the sense of character becomes immediately apparent. The lounge is a particularly impressive room, featuring a large decorative white fireplace with a solid fuel stove set within. Tall sash windows fill the space with natural light while the low window sills create inviting spaces to sit and enjoy the outlook over the gardens. It also enjoys high ceilings with ornate cornicing which enhances the room's grandeur. Red painted walls provide a bold backdrop softened by a cream carpet underfoot.

The kitchen lies directly off the lounge and is good size with plenty of storage provided by white cabinets topped with dark worktops. Under-cabinet lighting illuminates the workspace while a large range cooker provides a stylish place to prepare your meals. A stainless steel sink sits beneath a window, and the room is spacious enough to comfortably accommodate a dining table and chairs, making it ideal for everyday living or entertaining.

The master bedroom is another highlight with tall ceilings and a large window. The room's dimensions provide plenty of space for a large bed and additional furniture. Its private en-suite bathroom adds a luxurious touch, finished with a freestanding roll-top bath, a separate shower enclosure with rainfall head and a sink set on top of a small storage cupboard. A chrome ladder radiator and toilet complete the fittings, blending period style with modern convenience.

The home also benefits from a second double bedroom. This offers further flexibility, finished in light neutral tones with a cream carpet, a tall window and a heater beneath.

The property includes a separate shower room, decorated in crisp white paint and featuring a rainfall shower cubicle, a sink set on a cabinet and a toilet, with a large window bringing natural light into the space.

Externally, the flat benefits from access to expansive shared garden grounds of approximately three acres, beautifully landscaped with lawns and planting that complement the elegance of the house. Residents also enjoy use of a common baggage store and ample shared parking within the grounds, with all external areas held in communal ownership.

Flat 4 at Bayfield House offers the rare opportunity to own part of a historic building in a remarkable rural setting. Combining elegant period features, generous interiors and shared access to stunning landscaped grounds, it is a property that will appeal to those seeking a home of character within reach of the town of Tain and the wider Highland area. Contact Hamish Homes today to arrange your private viewing of this special property.

About Nigg

Nigg is a small, historic coastal village perched on the north shore of the Cromarty Firth, approximately 11 miles east of Tain. Its Gaelic name "An Neag" refers to a distinctive notch in the hills towering above the parish church.

Despite its modest size, Nigg is enriched with heritage. Nigg Old Church, dating back to the 18th century, houses the renowned Nigg Stone, an intricate Pictish cross-slab from the 8th century and one of the finest of its kind in medieval Europe.

The village has embraced modern development, with the Nigg Energy Park now playing a vital role in renewable energy and marine fabrication, and bringing investment and jobs to the area.

Families benefit from nearby schooling options; the closest primary schools are in Milton and Hill of Fearn, while secondary students typically attend Tain Royal Academy or Invergordon Academy.

With its quietly scenic location, a bridge between heritage and industry and access to key rural centres, Nigg offers a unique Highland lifestyle that blends tranquillity with opportunity.





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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fittings and their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced using PlanUp.

Flat 4, Bayfield House, Nigg

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		87
(69-80) C			(69-80) C	72	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	38	71			
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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