



Clans Crescent, Nairn, IV12 4TQ

Offers Over £158,000

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Hamish
PROPERTY PROFESSIONALS



- Paved Frontage With Access To Garage
- Spacious Front Facing Lounge
- Versatile Ground Floor Store
- Open Plan Kitchen Dining Area
- Two Double Bedrooms On Upper Floor
- Modern Wet Room Style Shower Suite
- Gas Fired Worcester Combi Boiler System
- uPVC Double Glazed Windows And Doors
- Fully Paved Rear Garden With Secure Fencing
- Close To Schools Shops And Transport

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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



This two storey semi-detached home delivers practical living with the bonus of its own linked garage. Built around 1975, it's part of a peaceful neighbourhood on the western side of town, where similar family houses line quiet residential streets. The frontage is neatly paved for easy upkeep, with direct access to the entrance and garage.

The front door opens into a bright hallway that runs through to the rear of the house. The layout feels simple and practical, with the staircase rising to one side and access provided to the main living areas.

At the rear of the house, the kitchen and dining room form one connected space stretching the full width of the property. The kitchen area is arranged on three sides, with light toned cabinets, timber trim and matching worktops giving a clean, functional finish. There's a stainless steel sink below a rear window, a built-in oven with hob and extractor, and space beneath the counters for both a washing machine and dishwasher. Across the room, the dining area includes a second run of cabinets and drawers for additional storage, along with a radiator on the internal wall and its own large window that draws in natural light. Between the two spaces is a glazed back door which opens directly to the garden.

To the front of the property, the lounge is a generous and comfortable living space. A wide window spans much of the front wall, drawing in natural light and creating a bright, airy feel throughout the day. The walls are finished in a soft neutral shade, while the fitted carpet introduces a gentle tone of pale lavender, adding warmth to the overall look. The room's simple shape offers flexibility for furniture layout, with ample space for seating and media units.

Also on the ground floor is a useful store room, currently fitted with open shelving and finished in light blue. Compact but practical, it provides space for household appliances, a tumble dryer or general storage of everyday or seasonal items. With some adaptation, it could equally serve as a small study nook or reading corner, adding flexibility to the layout.

The staircase rises from the hallway, featuring timber handrails and open balustrades. A dark fitted carpet continues up to the first floor, where a small landing provides access to two bedrooms and the shower room.

The main bedroom sits to the front of the property and easily provides space for a full set of bedroom furniture. Two windows bring in plenty of natural light, giving the room an airy feel. The flooring is finished in a light wood effect, complementing the neutral wall colour and creating a bright, contemporary backdrop. A built-in cupboard provides useful storage, while a radiator beneath one window ensures warmth and comfort.

The second bedroom features a soft pink carpet that adds warmth against the neutral colours of the walls. There's plenty of space for a double bed along with additional furniture such as drawers or a desk. A radiator sits beneath the window while the simple decor makes the space easy to for you to put your own stamp on.

The shower room is designed in a wet room style making it easy to use. It includes a toilet, pedestal wash basin and a walk-in shower area fitted with a fold down seat, grab rails and an adjustable shower unit. The walls are finished with light wetwall panelling, keeping the space easy to maintain.

Throughout the property, windows and external doors are uPVC with double-glazed panels, providing effective insulation and easy maintenance. Heating and hot water are supplied by a Worcester Greenstar gas-fired combi boiler located on the landing, distributing warmth through radiators in each room. Smoke and heat detectors are installed in the hallway, rear bedroom and kitchen, adding reassurance for day to day safety.

To the rear, the garden is fully paved and enclosed by timber fencing, providing privacy and a secure setting. A selection of mature shrubs and potted plants adds greenery and colour, while there's space for outdoor seating and a rotary dryer. Access is available from the kitchen, creating a convenient link between indoor and outdoor areas. To the side, the single linked garage is of solid brick construction with a flat felt roof, offering secure parking or useful storage.

This home combines practicality with a convenient west Nairn location. With its own garage, enclosed garden and bright, balanced layout, it's ready for everyday living and future modernisation. Close to local schools, shops and transport routes, it's a solid choice for anyone seeking a manageable home within easy reach of town amenities. Homes of this type in the area are always popular, so early viewing is strongly recommended.





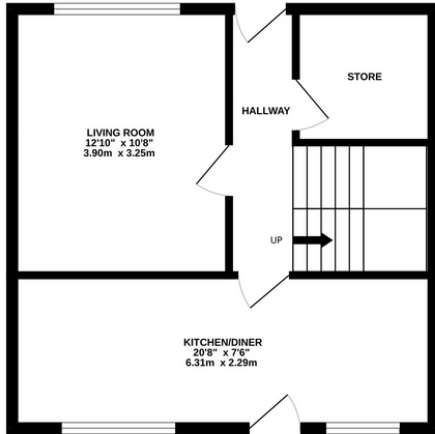
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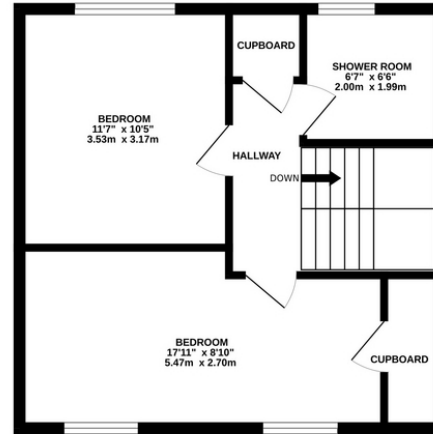
 79 sq m



GROUND FLOOR



1ST FLOOR



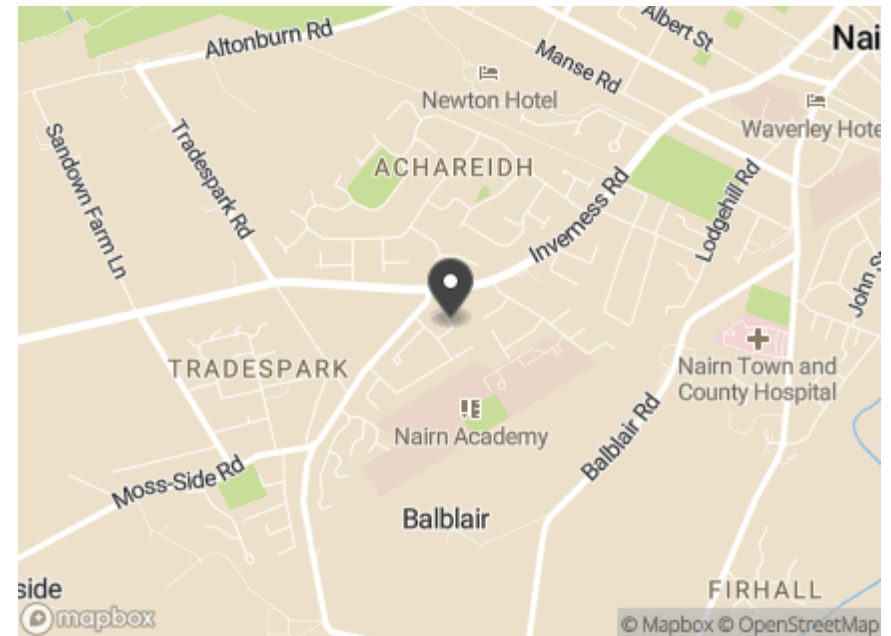
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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