



Elderslie Place, Cumming Street,
Nairn, Highland, IV12

Offers Over: £380,000

Tenure: Freehold



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Council Tax Band: E
EPC Rating: E

A rare opportunity to secure a substantial and characterful home in a superb position beside Nairn Links. Extending to approx. 3,145 sq ft, the property offers exceptional flexibility, up to 7 bedrooms and far-reaching views towards the Moray Firth.

Hallway

Welcoming entrance hall with access to the principal ground-floor rooms and staircase to the upper levels.

Lounge

10'7" x 13'1" (3.23m x 4m)
Comfortable front-facing reception room with decorative cornicing, fireplace and good natural light.

Dining Room

15'11" x 13'1" (4.85m x 4m)
Generously proportioned separate dining room with attractive period detailing and ample space for family dining and entertaining.

Kitchen/Diner

10'10" x 18'11" (3.3m x 5.77m)
Spacious kitchen/diner fitted with a range of units and offering excellent space for everyday dining.

Utility

9'1" x 4'5" (2.77m x 1.35m)
Useful separate utility area with WC and rear access.

Landing

Spacious landing providing access to the accommodation on this level and staircase to the second floor.

Sitting Room

17'2" x 14'2" (5.23m x 4.32m)
An impressive additional reception room with decorative features, fireplace and large windows enjoying views across Nairn Links towards the Moray Firth.

Bedroom 1

15'3" x 13'2" (4.65m x 4.01m)
Generous double bedroom with direct access to a spacious en-suite bathroom.

En-suite

10'8" x 7'5" (3.25m x 2.26m)
Fitted with a bath, separate shower enclosure, WC, wash hand basin and bidet.

Bedroom 2

15'10" x 19' (4.83m x 5.8m)
An exceptionally spacious double bedroom with ample room for freestanding furniture.

WC

6'8" x 5'7" (2.03m x 1.7m)
A well positioned WC on the first floor, providing added convenience for family living and guest use.

Bedroom 7

6'2" x 8'11" (1.88m x 2.72m)
A versatile room suitable as a single bedroom, study, nursery or home office.

Landing 2

The second landing providing access to four bedrooms, the family bathroom and separate shower room.

Bedroom 3

14'8" x 13'5" (4.47m x 4.1m)
A generous double bedroom with excellent space for bedroom furniture.

Bathroom

5'7" x 7'7" (1.7m x 2.3m)
Fitted with a bath, WC and wash hand basin.

Bedroom 4

9'7" x 13'6" (2.92m x 4.11m)
A further well-proportioned bedroom offering flexible accommodation.

Bedroom 5

9'7" x 11'5" (2.92m x 3.48m)
Comfortable bedroom with elevated outlooks towards Nairn Links.

Bedroom 6

10'2" x 7'5" (3.1m x 2.26m)
Light and bright single bedroom, equally suited to a home office.

Shower Room

7'6" x 3'9" (2.29m x 1.14m)
Separate shower room providing valuable additional facilities.

Tower Room 1

12' x 8'4" (3.66m x 2.54m)
A distinctive and characterful room enjoying elevated outlooks and offering excellent potential as a home office, studio or hobby space.

Tower Room 2

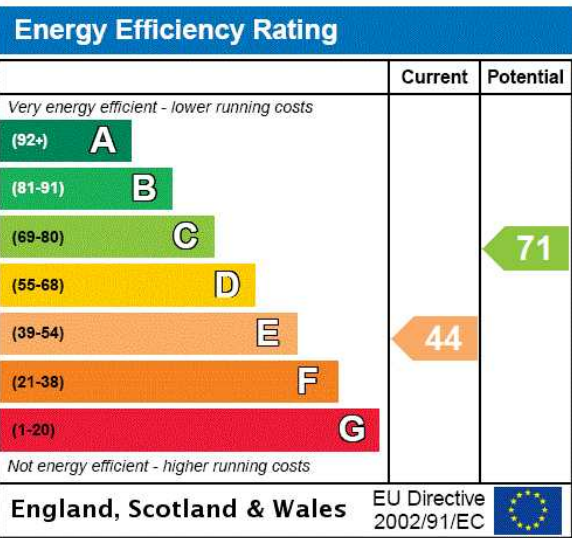
7'6" x 14'3" (2.29m x 4.34m)
A further versatile tower room, complementing the adjoining space and adding to the property's unusual character.

External

A private walled garden sits to the rear of the property, offering excellent potential for landscaping, outdoor entertaining or further developments. To the front, the beautiful Nairn Links parkland is quite literally on the doorstep, creating a wonderful sense of space and greenery.

Additional

Extending to approximately 3,145 sq ft (292 sq m), the property offers highly flexible accommodation over four floors, with up to seven bedrooms, multiple reception spaces, five bath/shower/WC facilities and two distinctive tower rooms. Cumming Street enjoys a superb position close to Nairn town centre, the Links and beach. Nairn offers a wide range of shops, cafés, restaurants, schools, golf courses and transport links, with Inverness and Inverness Airport readily accessible.



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All Measurements
All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

