

LITTLE LOGIE, NEWLANDS OF DELNIES, NAIRN, IV12 5NX

Offers Over £240,000



This charming semi-rural cottage in need of upgrading is located in the most beautiful spot on the outskirts of Nairn, surrounded by open fields and countryside.

*R&R Urquhart* LLP





Nestled in a stunning countryside location whilst still having access to all local amenities, this two-bedroom, three public room home offers the perfect escape at the end of a busy working day. Set on approximately a half-acre

plot, the property is surrounded by open fields, providing an idyllic and peaceful setting. Mature conifers and a variety of other trees enhance the site, offering both privacy and natural beauty, a haven for wildlife. A long driveway lined

with trees to one side and hedging to the other, creates a delightful approach to the property





### Approx. Dimensions

Kitchen	3.81m x 2.62m
Sitting room	4.18m x 3.56m
Lounge/Dining	6.26m x 4.14m (lounge) and 2.74m (dining)
Sun room	2.50m x 2.98m
Cloakroom	1.81m x 1.09m
Bedroom 1	3.44m x 3.66m
Bedroom 2	4.16m x 3.08m
Shower Room	2.10m x 1.79m
Heating	Oil fired central heating
Double Glazing	Timber single glazing
Council Tax	Band E
EPC Rating	Band F
Gas	None
Electricity	Mains
Water	Wired
Drainage	Septic tank
Telephone	Wired







Though in need of upgrading, this property offers huge potential. Boasting a comfortable layout with three public rooms comprising a lounge/dining room, sitting room, and sun room. The kitchen, while ready for a transformation, is of good proportions with a door leading to the garden.

The ground floor also features a cloakroom with a WC and wash hand basin, whilst the first-floor benefits from a shower room with modern sanitaryware, and two generous double bedrooms with lots natural daylight flooding in.

With a little vision and care, this home could become a true gem, tailored to your personal style and needs.

Whether you're looking for a peaceful retreat or a project to make your own, this property is full of potential. With its fabulous location, ample outdoor space, and room for improvement, it could soon be a wonderful home once again.







The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

**Offers**

Formal offers in an acceptable legal Scottish form should be submitted in writing.

**Closing Date**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.