

SUNNYFIELD, 48 ALBERT STREET, NAIRN IV12 4HQ

Offers over £660,000



Stunning period family home located in a prestigious area of Nairn, surrounded by similar properties, and offering an abundance of flexible accommodation.

R&R Urquhart LLP



Nestled in the highly sought-after West End of Nairn, just a short stroll from the seafront, this magnificent Victorian stone and slate villa is a most desirable family home

Meticulously maintained by the current owner for the past 30 years, this exceptional home boasts a wealth of original features that retain its historic charm while offering lots modern comforts.

The entrance is framed by a beautiful solid timber front door with attractive brass ironmongery, leading into the home's welcoming hallway.







Inside, the property is finished with beautiful Canadian pitch pine doors and skirting boards, all in their original unpainted form, along with quality oak flooring in the lounge and hallway. The impressive lounge, with its bay window, solid oak flooring, and Jetmaster dual-fuel air convector open fire, provides an inviting and cosy atmosphere.

Opposite, the elegant dining room can easily accommodate a large table and furniture, and features a stunning fire surround housing an open fireplace creating warmth and charm to the space. On the ground floor, you'll also find a comfortable sitting room, complete with its own open fire, and a study perfect for those working from home. The rear hallway includes a cloakroom with WC and wash hand basin, with the charming antique servant bells, adding a delightful historical touch.







The heart of the home is the spacious dual-aspect family kitchen, which is exceptionally well-fitted with a 5-ring gas hob, double oven tower, fridge-freezer, dishwasher, and allowing ample room for a large table and chairs. The kitchen leads to a generous utility room, which offers a washing machine, tumble dryer, a clothes 'pulley' drier, and ample storage space. From here, a door opens into a self-contained apartment with two rooms and a shower room, offering great flexibility for guest accommodation, home office, or even rental potential.





The main staircase, with its beautifully crafted balustrade, leads to the upper landing where you'll find four bright and airy double bedrooms, one of which has the added benefit of an adjoining dressing room, or potential for an en suite. To complete the accommodation on the first floor, is a two piece bathroom, contemporary shower room, and separate toilet, dating back to when the house was built, offering a lovely period touch.





Extras Included

Curtains, blinds, light fittings, fridge freezer, dishwasher, microwave, washing machine, tumble drier, and some furniture by negotiation.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band G
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



Outside, the property is surrounded by a fabulous garden, stocked with plants to yield rear-round interest and colour. The beautiful gardens provide a peaceful and private retreat, perfect for outdoor living and entertaining. The property also includes a purpose-built double garage, a solar greenhouse, and solar panels on the roof, offering energy efficiency and sustainability. This exquisite Victorian villa combines classic charm with practical living spaces in one of Nairn's most desirable locations. With its impressive features, stunning gardens, and exceptional flexibility, it offers a rare opportunity to own a piece of Nairn's rich history while enjoying modern comforts.



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.