

4 DRUMDUAN COTTAGES
NAIRN, HIGHLAND





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A charming traditional farm cottage in need of modernisation set in a highly desirable rural setting

Auldearn 1.5 miles ■ Nairn 2.5 miles ■ Inverness 19 miles

Offers Over £230,000

- 1 Reception Room. 3 Bedrooms.
- Convenient, rural setting
- Fine views to the south
- Flexible accommodation
- In need of modernisation
- Oil Central Heating
- Enclosed garden and timber garage

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

4 Drumduan Cottages sits in a highly desirable rural setting a short distance to the north from the popular Highland village of Auldearn and close to Nairn on the Moray coast. The Moray coast is famous for its mild dry climate and beautiful coastline and the countryside offers a range of leisure and sporting pursuits. Auldearn has a highly regarded primary school, a popular pub and restaurant, and luxury country house hotel (Boath House). Nearby, Nairn, which can be reached via the off-road cycle track, is a thriving centre with a good range of shops and amenities, including a railway station, and excellent leisure facilities with two championship golf courses, a marina, swimming pool, gyms, and tennis courts. Inverness is within easy reach and has all the facilities of a modern city including its airport with several flights per day to London, as well as regular flights to Europe.

DESCRIPTION

A charming traditional cottage dating from the early 1900s. Constructed of stone under a slate roof with a more modern block built extension, the cottage sits in a very desirable rural position to the north of Auldearn. Accommodation is provided over a single storey and includes a hallway that leads to a sitting room, kitchen, family room / 3rd bedroom, rear hall, bathroom and two bedrooms. The cottage offers surprisingly spacious accommodation and is in need of modernisation. It is double glazed and heated using oil central heating.

ACCOMMODATION

Hall. Sitting Room. Kitchen. Family Room / Bedroom 3. Rear Hall. Bathroom. 2 Bedrooms.

GARDEN

Outside, there is a generous sized garden which has been enclosed by a fence ensuring it is reasonably pet and child proof with areas of lawn and a useful timber garage / outbuilding. Parking for a single vehicle is provided on a private driveway.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	OFCH	Band C	Available	Available	E43

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

From the A96, head east passing through Nairn. Once out of Nairn, turn left off the A96 signed to Drumduan. Continue for 500m and take the next left. Passing Drumduan Mill on the left hand side, continue for about 800m where Drumduan Cottages are on the left hand side. No.4 is the central cottage. See site and location plans for detail.

POST CODE

IV12 5LE

WHAT3WORDS

<https://w3w.co/option.classed.basicly>

SOLICITORS

Gillespie Macandrew LLP, Edinburgh, 5 Atholl Crescent, Edinburgh, Midlothian, EH3 8EJ



LOCAL AUTHORITY

Highland Council (Inverness)

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

RIGHT OF PRE-EMPTION

The vendor, Moray Estate, reserve a right of pre-emption to purchase the property back should it be placed on the open market for sale.

VIEWINGS

Strictly by appointment with the Selling Agents.

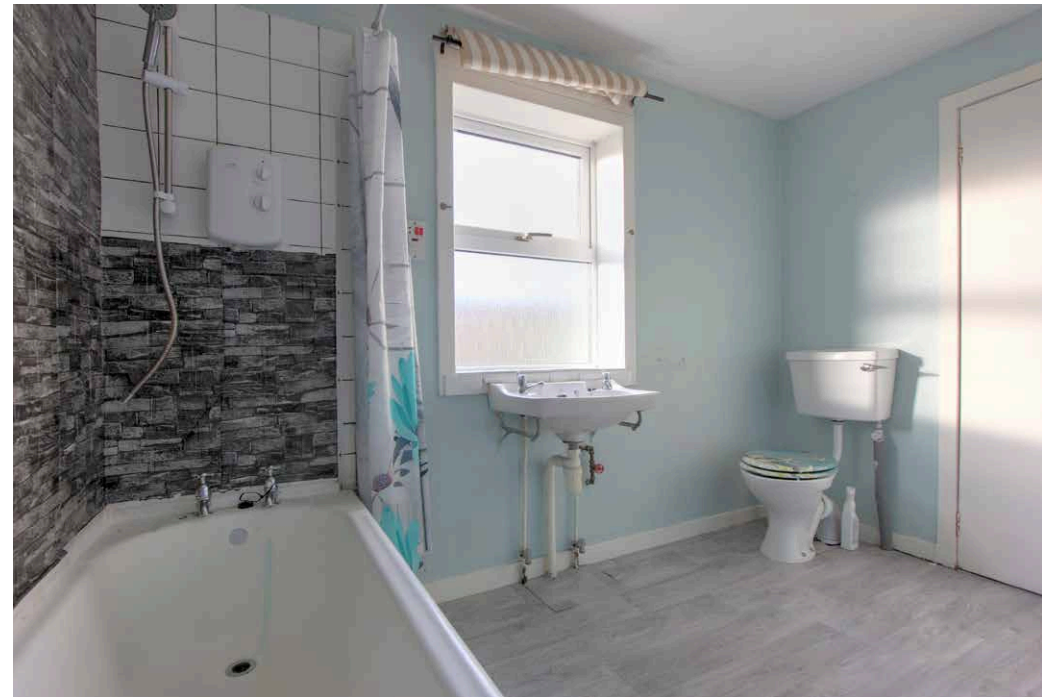
ANTI MONEY LAUNDERING (AML) REGULATIONS

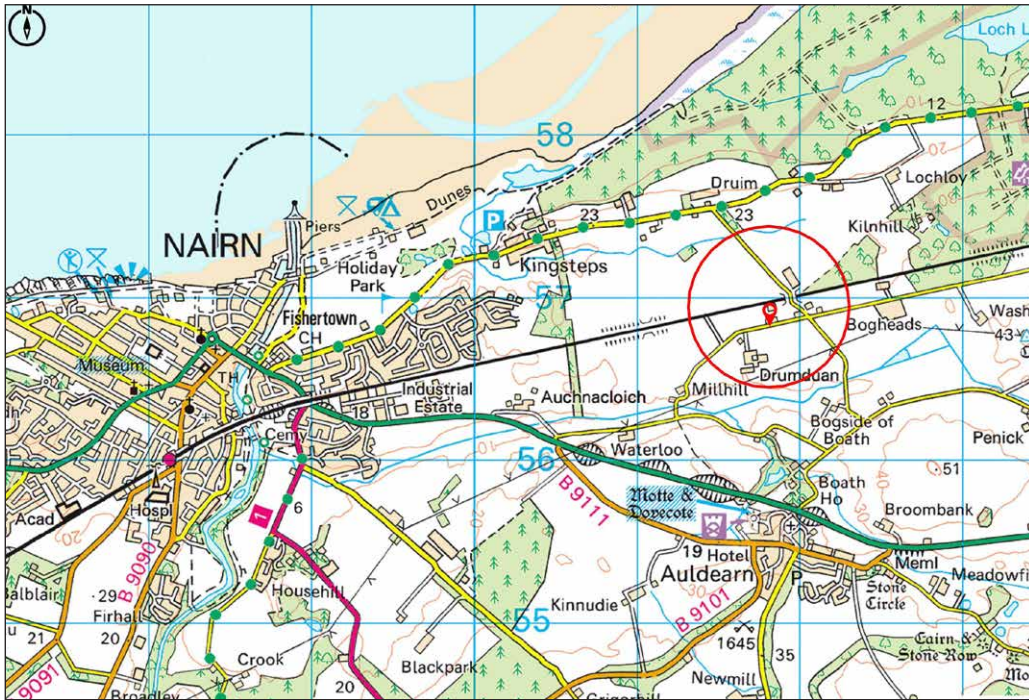
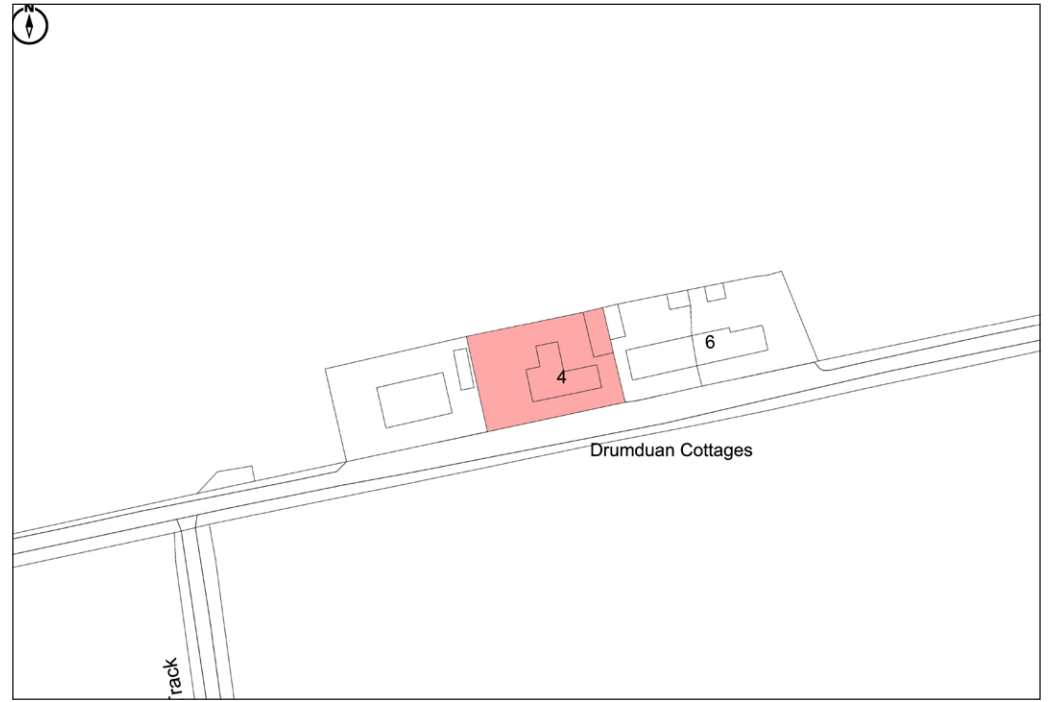
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

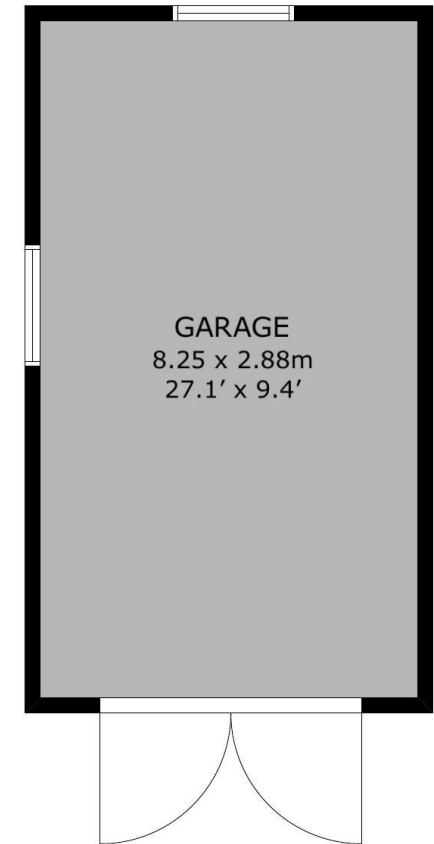
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January 2025







4 Drumduan Cottages, Nairn, IV12 5LE

Illustration for identification purposes. Actual dimensions may differ. Not to scale.



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