



Westfield, 55 Seabank Road, Nairn

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Westfield

55 Seabank Road, Nairn

IV12 4HA

A handsome and substantial extended period home situated in the heart of the town centre and within close proximity to the beach.

Nairn Beach 0.7 miles, Nairn station 0.9 miles, Inverness Airport 9.4 miles, Inverness 16.9 miles (mileages are approximate)

Porch | Reception hall | Sitting room | Drawing room | Dining room | Games room | Gymnasium Kitchen/breakfast room | Utility | 3 WC's Principal bedroom with en suite bathroom | 5 Further bedrooms | Family bathroom | Shower room | Garden | Stores | Garage | Carport

EPC Rating: F

The property

Westfield is a striking period property offering approximately 3,900 sq. ft of characterful accommodation arranged across three floors. There are an array of features, including various fireplaces and ornate cornices.

The entrance vestibule opens to a central reception hall with an eye-catching turned stairway. Both the front-facing sitting and drawing rooms offer an impressive welcome into the home, with their tall ceilings, walk-in bay windows and feature fireplaces. The sitting room enjoys double doors opening to the attractive walled garden. Further is the kitchen which has a range of wall and base cabinetry and an inset AGA range with brick surround. This opens to a rear hall with WC, store cupboards and access to the expansive 25 ft. adaptable games room with its ceiling beams and bright triple aspects. Further is a formal dining room, WC, utility room and access to the attached garage and store rooms.

The spacious first floor houses four well-proportioned bedrooms with pleasing elevated aspects, all with fitted wardrobes. There is a shower room, family bathroom and the principal suite with its bay window enjoys the use of an en suite bathroom. On the second floor is a WC, gymnasium or additional bedroom and two further well-sized bedrooms.

Outside

The property sits in a substantial plot enclosed via corresponding stone walls, accessed via a side gate or double wooden gates opening to the paved driveway, giving access to the attached garage along with the carport and store adjacent. Mature trees surround and intersperse the plot, which also features two expansive level lawns with various shrubs and a gravelled wrap-around sun terrace providing the ideal spot for al fresco dining.

Situation

Set on the stunning Moray coast, the vibrant Victorian town of Nairn is renowned for its dry, sunny climate and beautiful beaches and offers a wide range of day-to-day amenities including independent and High Street shopping, supermarkets, cafés and restaurants and a community centre. The town offers good leisure facilities including a marina with sailing club, sports centre and two local world-class Championship golf courses. More extensive shopping and leisure facilities can be found in Inverness, the main business and commercial centre in the Highlands. Communication links are excellent: the nearby A96 links to Inverness Airport, Inverness and the A9 giving access to the Northern Highlands, Nairn station offers regular direct services to Inverness with onward links to major regional centres. Inverness Airport offers regular domestic and European flights.





Floorplans

Main House internal area 3,900 sq ft (362 sq m)
Garage, Carport & Stores internal area 1,267 sq ft (118 sq m)
Total internal area 5,167 sq ft (480 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Directions

What3Words - ///duty.coasting.triathlon

From Inverness head east on the A96 to Nairn. From the traffic lights at Nairn Old Parish Church, turn left onto Seabank Road and continue along this road where you will find the property located on the left hand side just after Thurlow Road.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage. Gas central heating.

Council Tax: Band G

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers Over £695,000

Inverness

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