



# Davidson Villa

59 Seabank Road, Nairn

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A handsome 10 bedroom former care home located on the fringes of the town centre

An impressive, detached property offering extensive generously proportioned accommodation, with potential for various commercial uses or back into a stunning family home (subject to planning). Located near to the beach, town centre, local amenities and the train station, the property is within easy commuting distance of Inverness.



**5 RECEPTION ROOMS**



**10 BEDROOMS**



**13 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN**



**6,782 SQ FT**



**OFFERS OVER £650,000**



### The property

Davidson Villa is a handsome stone-built double-fronted period property offering almost 6,800 sq ft of generously-proportioned accommodation arranged over three floors, sensitively incorporating period features including sash glazing, high ceilings and some original fireplaces. Currently configured for use as an assisted living facility, it has potential for use as a boutique hotel or for conversion back into a stunning family home subject to the appropriate planning consents. The accommodation comprises a large sitting room with a side bow window with built-in seating, feature fireplace and French doors to an enclosed verandah with feature tiled flooring, full-height glazing and a door to the front aspect, a family room with feature fireplace and a study with feature corner fireplace. An inner through hall, incorporating a useful family shower room, cloakroom, access doors to the side and rear aspects, and a lift to the upper floors, leads to a rear aspect drawing room with a large bay window and en suite shower room. The hall also gives access to a dining room with its own en suite shower room, a fitted utility room, and a well-

appointed kitchen with a range of wall and base units, work surfaces, and integrated appliances. Adjacent to the kitchen is a fitted boiler room with a door opening to the rear garden.

Two staircases rise from the inner hall to the upper two floors, the first floor providing six double bedrooms, one with feature side bow window and all with en suite shower rooms, together with a family bathroom. The second floor houses the two further double bedrooms with en suite shower rooms, the property's two remaining double bedrooms, a family shower room and a useful fitted pantry

### Outside

Screened by mature hedging, the property is approached through twin stone pillars over an in-and-out tarmac driveway providing private parking and leading past the house to further parking in front of the detached double garage to the rear. The part-walled front garden and the remaining wraparound garden to the side and rear of the property are laid mainly to level lawn.



## Location

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 amenities including independent and high street shopping, supermarkets, hotels, cafés and restaurants, museums, an art gallery, library, community centre, primary and secondary schooling and leisure facilities including beaches, a marina, sailing club, sports centre, swimming pool, cricket pitch, tennis club, riding centre and two Championship golf courses.

More extensive shopping and leisure facilities can be found in Inverness. Transport links are excellent: the A96 links to Inverness Airport, Inverness and the A9, giving access to the Northern Highlands, Nairn train station provides regular direct services to Inverness with onward links to major regional centres, and Inverness Airport offers regular domestic and international flights. The area offers a good range of state primary and secondary schooling.

## Distances

- Nairn Town Centre 0.9 miles
- Inverness Airport 9.4 miles
- Inverness 16.9 miles

## Nearby Stations

- Nairn

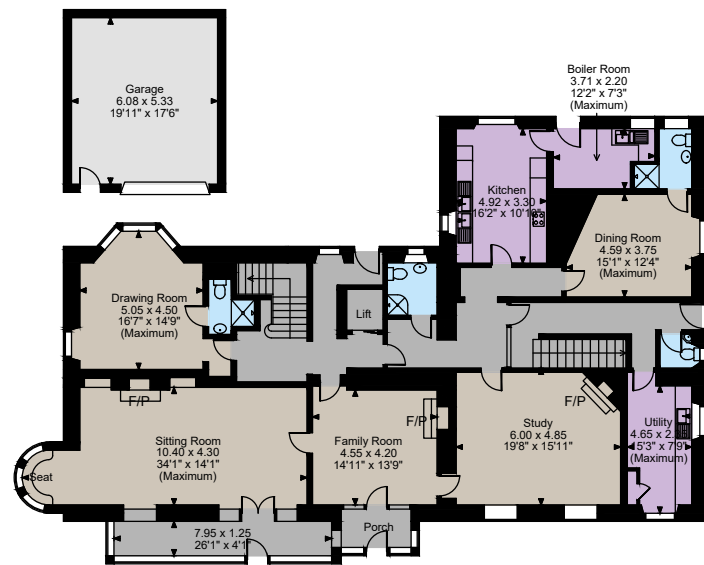
## Key Locations

- Nairn Beach
- Cawdor Castle
- Culbin Forest and Sands
- Brodie Castle
- Fort George

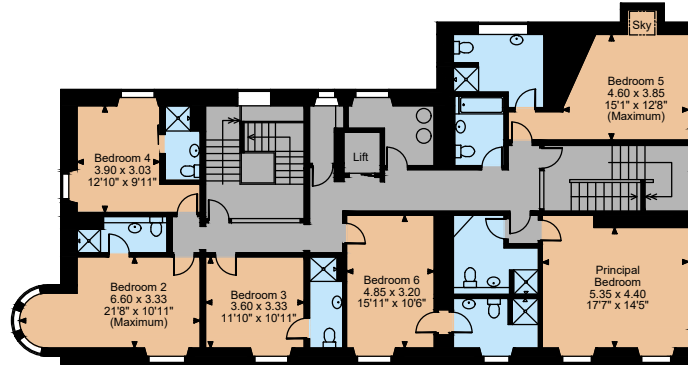
## Nearby Schools

- Rosebank Primary School
- Millbank Primary School
- Nairn Academy
- Gordonstoun Independent School

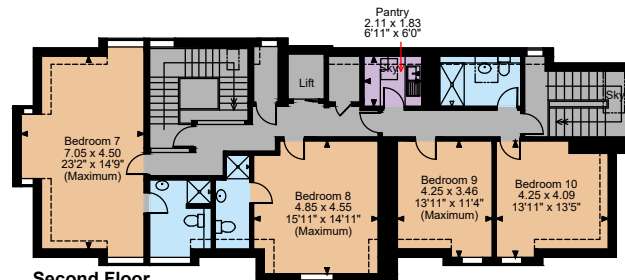




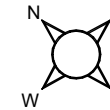
Ground Floor



First Floor



Second Floor



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

□ □ □ Denotes restricted head height

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## Floorplans

House internal area 6,782 sq ft (630 sq m)

Garage internal area 349 sq ft (32 sq m)

For identification purposes only.

## Directions

Post Code: IV12 4HA

what3words: ///beak.already.proofread

## General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

Services: Mains electricity, gas, water and drainage, oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Rateable Value: £31,500

EPC Rating: D

## Shepherd Commercial

1st Floor 39/41 Harbour Road, Inverness, IV1 1UA

01463 712239

[inverness@shepherd.co.uk](mailto:inverness@shepherd.co.uk)

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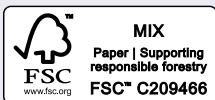
## Inverness

Castle House, Fairways Business Park, IV2 6AA

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