



ROWANCLIFF

TRADESPARK ROAD, NAIRN, HIGHLAND



ROWANCLIFF, TRADESPARK ROAD, NAIRN, HIGHLAND

A substantial detached house with extensive grounds in a highly desirable setting.

Nairn Town Centre 1.3 miles ■ Inverness 15 miles

About 0.84 acres (0.34 hectares)

Offers Over £365,000

- 3 reception rooms. 3 bedrooms
- Superb edge of town setting
- Flexible accommodation
- Extensive garden grounds
- Car port and garage
- Easy access to a wide range of local amenities

Galbraith

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 **OnTheMarket**



SITUATION

Rowancliff is located on one of the most desirable locations on the outskirts of the popular coastal town of Nairn which has long been a popular destination for tourists, attracted by its mild climate and long sandy beaches which are popular with water sports enthusiasts. Today it is a thriving centre with a good range of shops and amenities, including a Sainsburys supermarket, railway station, and excellent leisure facilities with two championship golf courses, a marina and tennis courts. Primary and secondary schooling (highly regarded Nairn Academy) is available in Nairn whilst Gordonstoun Independent School is about 23 miles away. Inverness offers all the facilities of a modern city including its airport (about 8 miles from Nairn) with regular flights to the south and Europe.

This area of the Moray Firth is famous for its mild dry climate, long sandy beaches and rugged inland hills and moorland. The countryside offers a wide range of leisure and sporting pursuits with fishing, cycling and sailing available nearby, while both Cairngorm and The Lecht Ski Centres are approximately an hour's drive away.

DESCRIPTION

Rowancliff sits in a very desirable position on Tradespark Road and is within easy reach of all of the facilities Nairn and the surrounding area has to offer. Originally constructed in the mid 1800s as two separate semi-detached cottages, the house has been extended and adapted at various points in history to create a single dwelling. Remarkably, it has been in the vendor's family ownership without interruption for some 113 years, passing through the generations. It is primarily built of rendered stone and brick under a pitched slate roof and provides accommodation over two storeys including on the ground floor, a hall, kitchen with dining room, three further reception rooms, utility room, WC, shower room and a rear hall. On the first floor, a landing leads to a further WC, a family bathroom, 3 bedrooms and several useful stores. The house has a flexible room layout and offers enormous scope to adapt and alter the accommodation to create a substantial family home. The triple aspect sitting room with a deep set bay window and fireplace, the kitchen/dining room and the three generously sized principal bedrooms are particularly appealing rooms. As it stands, the property provides excellent built in storage space. Rowancliff is connected to mains electricity, water and foul drainage and has mains gas fired central heating.

ACCOMMODATION

Ground Floor:

Porch. Hall. Kitchen/Dining Room. 3 Reception Rooms. Utility Room. WC. Shower Room. Rear Hall.

First Floor:

Landing. Linen Cupboard. 2 Store Rooms. Box Room. WC. Bathroom. 3 Bedrooms.

GARDEN AND GROUNDS

Outside, Rowancliff sits in extensive grounds of about 0.84 acres and includes areas of lawn, former fruit and vegetable beds and several mature trees which offer privacy and seclusion. A car port provides covered off street parking, adjoining which is a useful garden store. In addition, there is a further single garage.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Mains Gas	Band F	E41	Available	Available

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Nairn town centre, head west along the A96. Turn right onto Tradespark Road, where Rowancliff is located on the left hand side after about 1/4 of a mile. See site and location plans for details.

POST CODE

IV12 5NF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: graphic.skis.dolly.



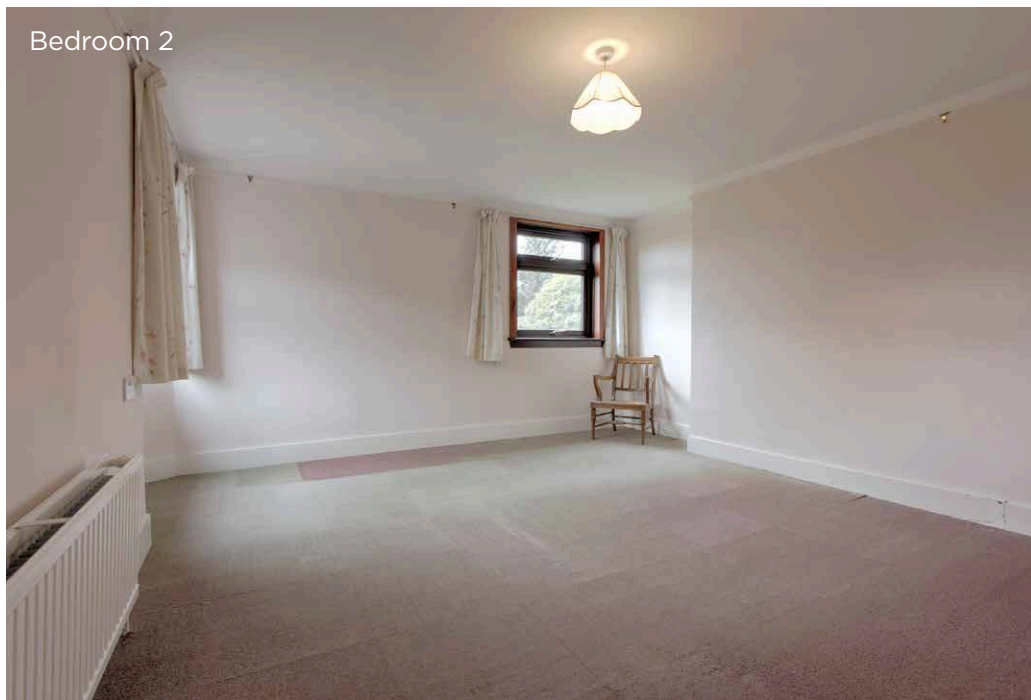
Sitting Room



Bedroom 1



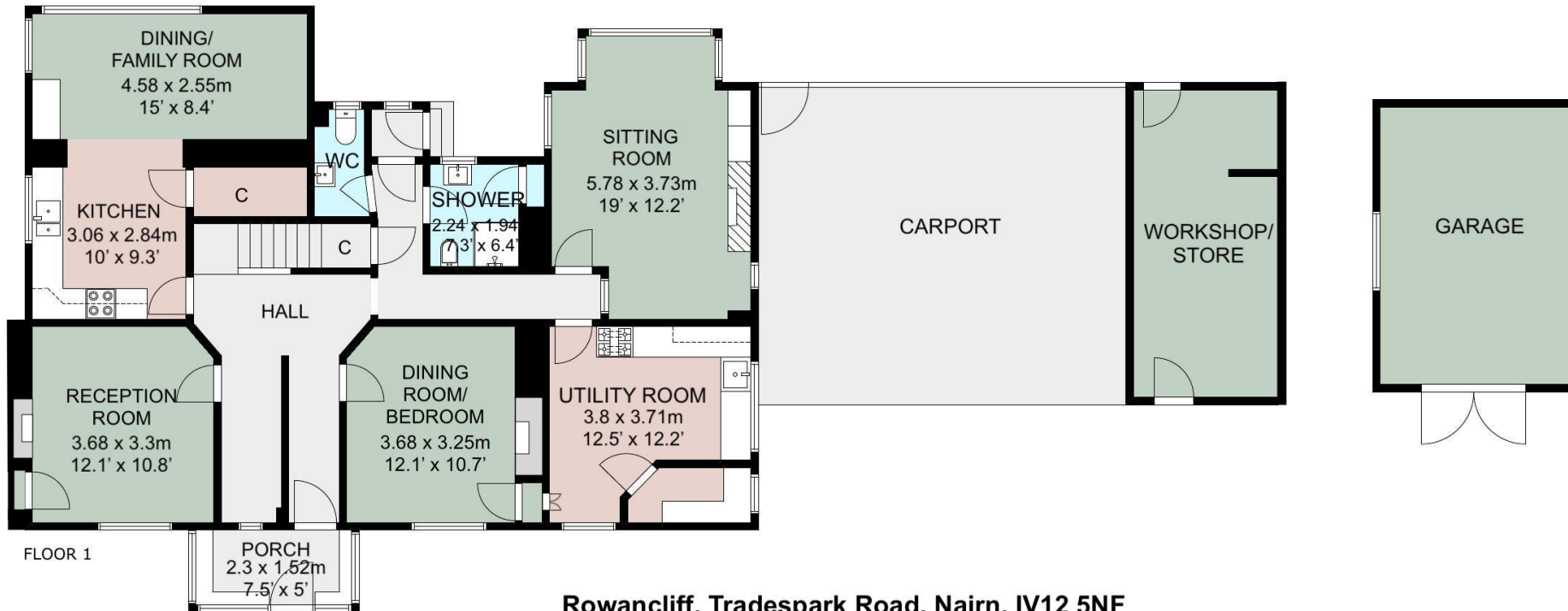
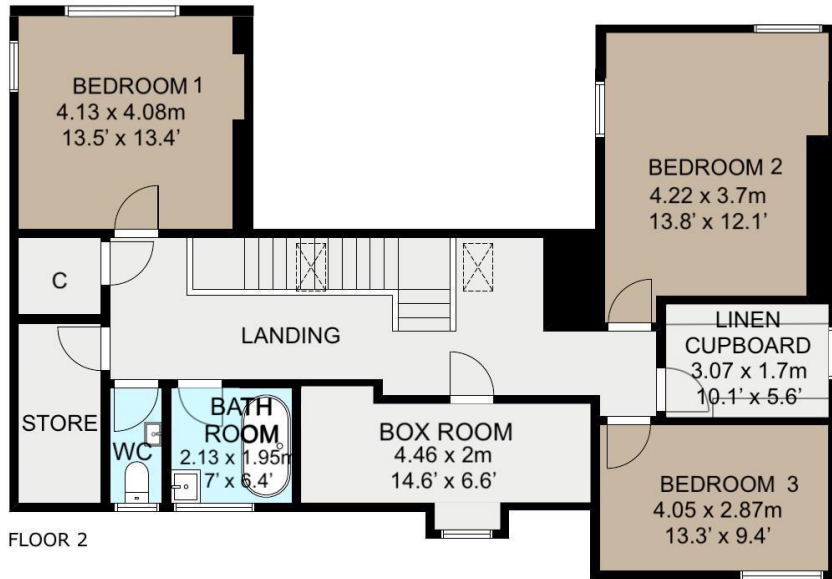
Bedroom 2



Bedroom 3







Rowancliff, Tradespark Road, Nairn, IV12 5NF

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

SOLICITORS

Mitchells Robertson, Glasgow, George House
36 North Hanover Street
Glasgow
G1 2AD

LOCAL AUTHORITY

Highland Council

PLANNING

An application to erect 15 houses to the west of Rowancliff has been submitted to the Local Planning Authority. This application Ref: 22/05964/FUL is currently under consideration.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

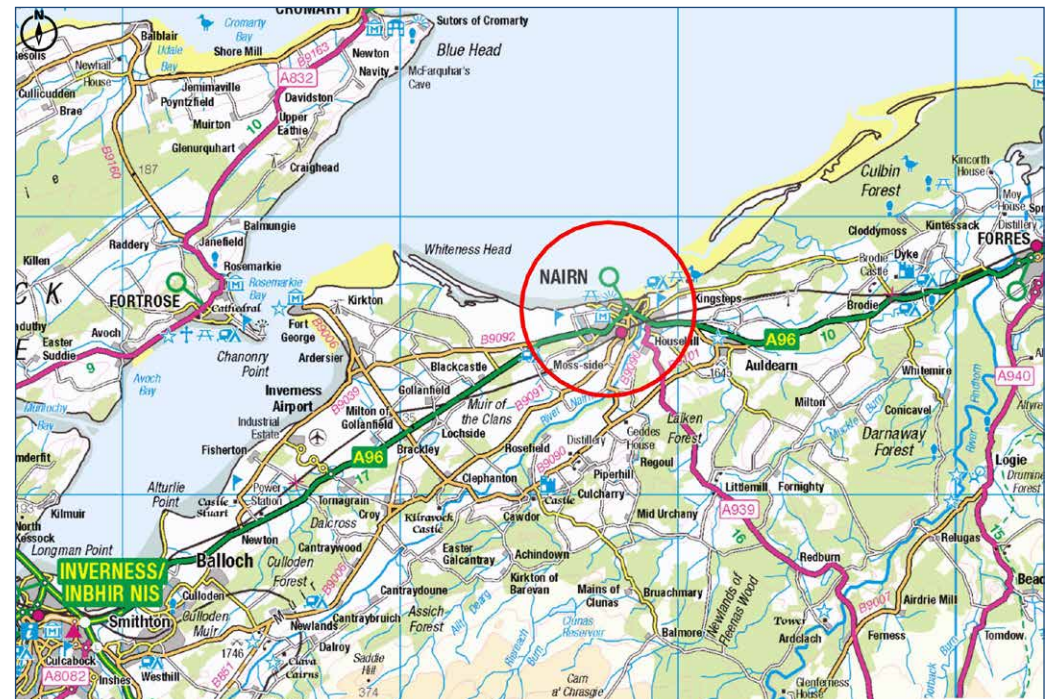
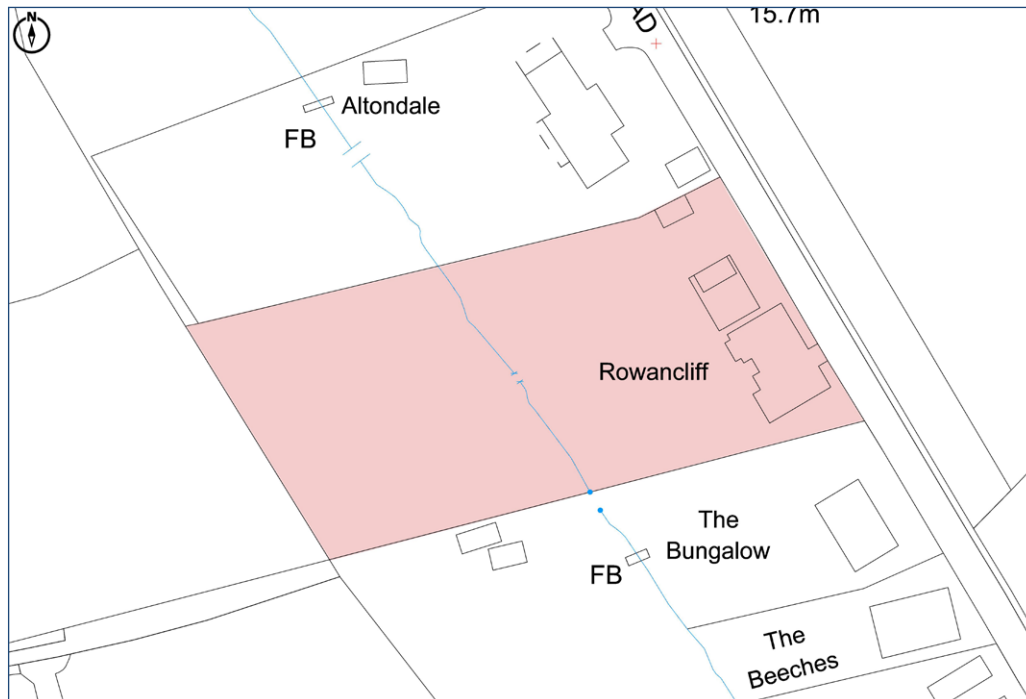
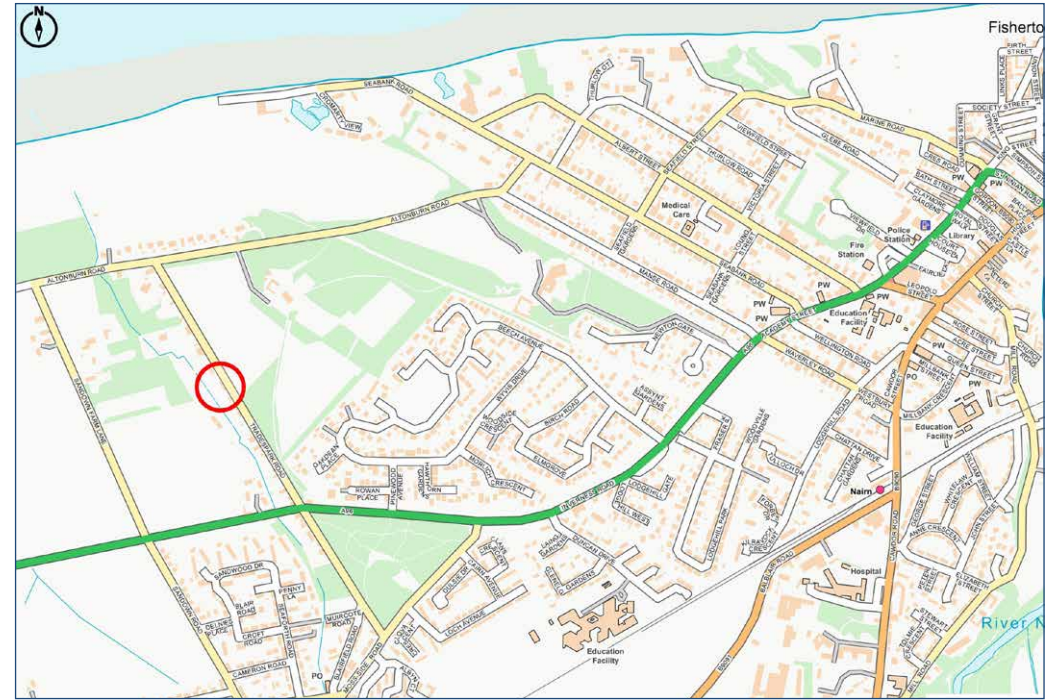
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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 August 2025.





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