



Nairn 2 miles

Inverness 20 miles

EASTER DELNIES FARMHOUSE

BY NAIRN

A four/five bedroom traditional farmhouse set in an attractive location.
EPC Band D (68) :: Landlord Registration No: 37319/270/21510

Offers invited in the region of £1,500 per month.

DIRECTIONS

Follow the A96 out of Nairn towards Inverness for approximately ½ mile. Take the farm track on the right, signposted Easter Delnies. Follow this track until you reach the farmhouse on your left.

AMENITIES

Nairn is a peaceful seaside town, east of Inverness, and has excellent primary and secondary schools, shops, sports facilities, etc.

Inverness, the Capital of the Highlands, has a fuller range of services, as well as hospital, theatre, cinemas, further education facilities, a mainline railway station and airport.

LOCAL AUTHORITY

The Highland Council
Council Offices
Glenurquhart Road
Inverness IV3 5NX
Tel: (01463) 702000

COUNCIL TAX

The property is within Band E. The 2024/25 charge, including water, is £1,875.17.

SERVICES

The property is connected to mains electricity and water. Drainage is via a private septic tank.

POSTCODE

The postcode for the property is IV12 5NT.

GARDEN

The property benefits from substantial, fully enclosed garden grounds surrounding the property, mainly down to grass with a large gravel driveway and a slabbed patio area to the west of the property. There is also a large shed within the grounds.

VIEWING

Viewing can be arranged through the offices of Bowlts Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com.

Please note that viewings must be by prior appointment only.

ACCOMMODATION

Easter Delnies Farmhouse benefits from oil-fired central heating throughout with all living areas being carpeted. The kitchen and bathroom are covered by vinyl flooring.

Ground Floor:

- *Lounge*
Woodburning stove, slate hearth, TV point
- *Sitting Room*
Double sockets, TV point, single pendant light.
- *Bedroom 1*
Double sockets, TV point, single pendant light, two windows looking north towards Moray Firth.
- *Kitchen*
Selection of floor and wall-mounted units, intergrated oven and hob, extractor hood over cooker space, glass splashback, ample space for fridge, dishwasher and washing machine, downlights, sockets throughout.
- Downstairs Hallway with small storage cupboard and stairs leading to first floor.

First Floor:

- *Bathroom*
Bath, WC and sink - all white with chrome fittings, separate shower cubicle with pressurised mains shower, Velux window with seaside views.
- *Bedroom 2 (East)*
Double bedroom with sockets and TV point.
- *Bedroom 3 (Middle Front)*
Single bedroom with sockets and TV point.
- *Bedroom 4 (Front West)*
Large double bedroom with sockets and TV point.
- *Bedroom 5 (Back West)*
Double bedroom with sockets and TV point. Velux windows with seaside views.

A 360° virtual tour of the property can be viewed by request from the offices of Bowlts Chartered Surveyors.

RENT

Offers are invited in the region of £1,500 per calender month. Interested parties should complete offer to let and credit reference forms which are available from Bowlts Chartered Surveyors once physical viewings have been conducted.

DEPOSIT

A deposit equivalent to two months' rent will be payable prior to entry. The deposit will be lodged with Safe Deposits Scotland.

ENTRY

Entry will be granted to the successful applicant by arrangement.

LANDLORD REGISTRATION

The Landlord Registration Number for the landlord of this property is 37319/270/21510.

ENERGY PERFORMANCE INDICATOR

The Energy Performance Indicator for the property is D (68).

CREDIT SEARCH

A credit application form is required to provide personal details in order to carry out a credit check. In the case of joint tenants, checks will be carried out on each individual named.

CONDITIONS OF LET

Pets will only be permitted with the prior agreement of the landlord.

Easter Delnies Farmhouse is offered for let on a Private Residential Tenancy (PRT).



The successful tenant will be required to sign a Lease of the subjects in accordance with the Private Housing (Tenancies) (Scotland) Act 2016. Full details about Private Residential Tenancies are given on the Scottish Government website under Private Residential Tenancies: Information for Tenants. You are advised to read this information before agreeing to take the tenancy.

Under the Private Housing (Tenancies) (Scotland) Act 2016, the rent that the tenant is required to pay is negotiated between the landlord and the tenant.

In addition to the rent, the tenant will be responsible for the payment of rates or Council Tax and all utility bills incurred during the tenancy.

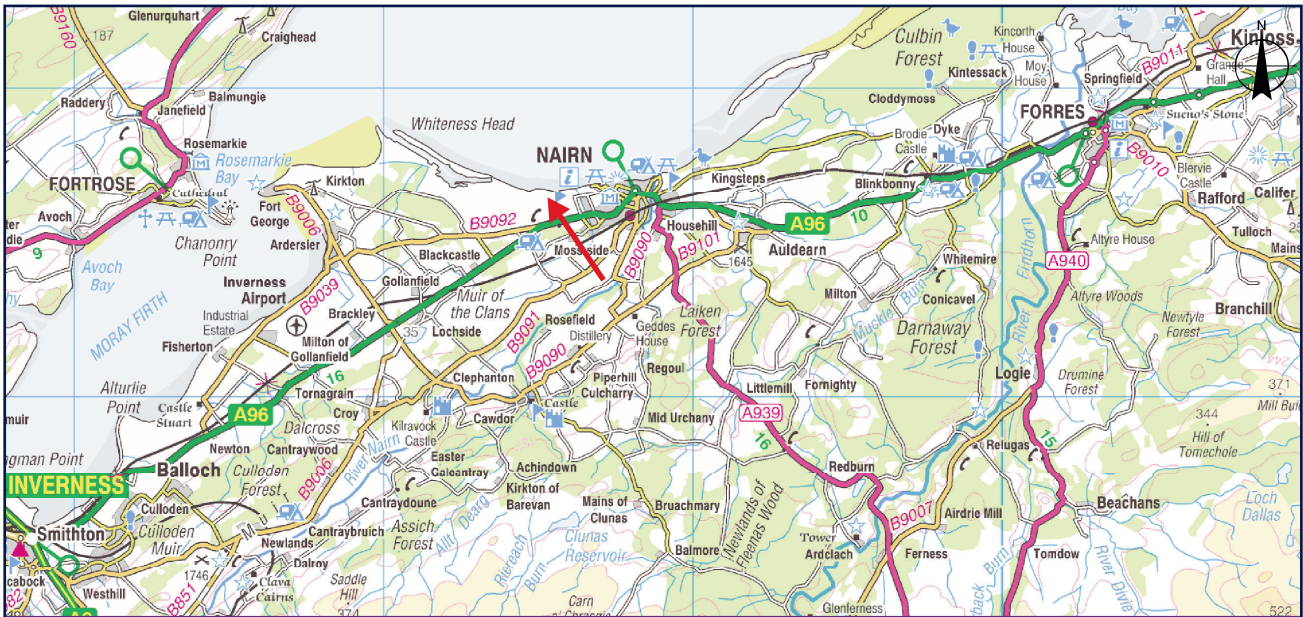
A copy of the Lease, which the successful tenant will be required to sign, is available for inspection at the office of Messrs Bowlts, Chartered Surveyors.

No smoking is permitted within the property.

The agent acting on behalf of the landlord will adhere to the Letting Agent Code of Practice (Scotland) Regulations 2016 and a copy of this is available upon request.

ANTI-MONEY LAUNDERING

Bowlts Chartered Surveyors are committed to fulfilling their obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing. Prospective tenants will be asked to provide identification sufficient to satisfy these regulations and candidates progressed will be subjected to a third party credit check.



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Tel 01343 890400
Fax 01343 890222



TPOS Membership No: T02079
 Letting Agent Registration No: LARN1901018

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REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowlts or the Vendors shall not be binding on Messrs Bowlts or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

AGD/MM CMT/84 - Last Updated 17th September 2024