



Nairn 2½ miles

Inverness 20 miles

TO LET

EASTER DELNIES COTTAGE

NAIRN

A spacious three/four bedroom property, with panoramic views over the Moray Firth.
Landlord Registration No: 37319/270/21510
EPC - Band E(41)

Offers invited in the region of £825 per month.

BOWLTS

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 past the farmhouse and steading and down the hill. The cottage is located at the end of this track.

AMENITIES

Nairn is a peaceful seaside town, approximately 16 miles east of Inverness, and has excellent primary and secondary school, 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
Fax: (01463) 223001

COUNCIL TAX

The property is within Band F.

SERVICES

The property is connected to mains water, electricity and telephone. Drainage is via a septic tank. Oil fired central heating.

RENT

Offers are invited in the region of £825 per month. Interested parties should complete the offer to let and personal details form enclosed. This form should be returned to Bowlts Chartered Surveyors.

DEPOSIT

A deposit of £1,650 will be payable. The deposit will be lodged with Safe Deposits Scotland.

ACCOMMODATION

- *Kitchen (8.30m x 4.95m)*
Large kitchen/dining room with selection of wall and floor mounted units, integrated hob and fan oven with extractor hood, one and a half sink with draining board, open fire with decorative stone surround and chimney breast. Eight double and two single power points.
- *Entrance Porch (2.10m x 1.15m)*
Single pendant light.
- *Conservatory (4.70m x 4.10m)*
Three double power points, phone point, downlighters.
- *Downstairs Hallway*
Two single power points, understair storage cupboard housing boiler and separate shelved linen storage cupboard, smoke detector.
- *Bedroom 1 (4.30m x 3.90m)*
Substantial built-in wardrobes with hanging rails, decorative open fireplace (not in use) with wooden mantle and surround, lockable door leading to Bedroom 2, four double power points, single pendant light.
- *Bedroom 2 (4.90m x 4.00m)*
Built-in wardrobes with hanging rails and shelves, five double power points, phone point, single pendant light, large window giving panoramic views over the Moray Firth, lockable door leading to Bedroom 1.
- *Downstairs Bathroom (3.90m x 2.10m)*
Bath, WC, sink and bidet, all in cream with chrome fittings, separate shower cubicle, shaver point and light, single pendant light.

Stairway leading to first floor landing.
- *Lounge/Living Room (7.00m x 4.95m)*
Six double power points, phone point, downlighters, two radiators, large windows offering outstanding views over the Moray Firth and beyond, the possibility of using as an additional bedroom.

- *Upstairs Bathroom (2.80m x 1.70m)*
Bath, sink and WC, all in avocado with chrome fittings, electric shower over bath, shaver light and shaver point.
- *Bedroom 3/Study (2.70m x 2.40m)*
Two double power points, single pendant light, phone point, Velux window, door leading to carpeted storage area within coomb.
- *Storage Area/Office (6.30m x 2.40m)*
Small door leads to large storage/office area within what was attic space. Wood panelled walls and coombed ceiling, storage shelves and hanging cupboard, four double power points.
- *Attic Area*
Large floored attic area, offers good sized storage area.

NB: all measurements approximate.

GARDEN GROUND

Large garden ground mainly down to grass, with gravelled parking area. Garden shed.

VIEWING

Viewing can be arranged through the offices of Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com. Please note that viewings must be by prior appointment only.

ENTRY

Entry will be granted to the successful applicant by arrangement.

CONDITIONS OF LET

Easter Delnies Cottage is offered for let on a Short Assured Tenancy, initially for a period of six months, which terms may be renewable.

The successful tenant will be required to sign a Lease of the subjects in accordance with the regulations contained in the Housing (Scotland) Act 1988.

Please note that under a Short Assured Tenancy (provided the conditions of the tenancy are adhered to) the tenant is entitled to remain in occupation of the dwelling house for the period specified in the Lease.

At the end of this period, the landlord has an absolute right to repossess the subjects if he so wishes.

Full details about Short Assured Tenancies are given in the Scottish Executive's booklet entitled "Assured Tenancies in Scotland" available on the Scottish Government website.

You are strongly advised to read this booklet before you agree to take a Short Assured Tenancy.

Under the Housing (Scotland) Act 1988 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, telephone charges, taxes and service assessments (including water rates, if any) incurred during the tenancy.

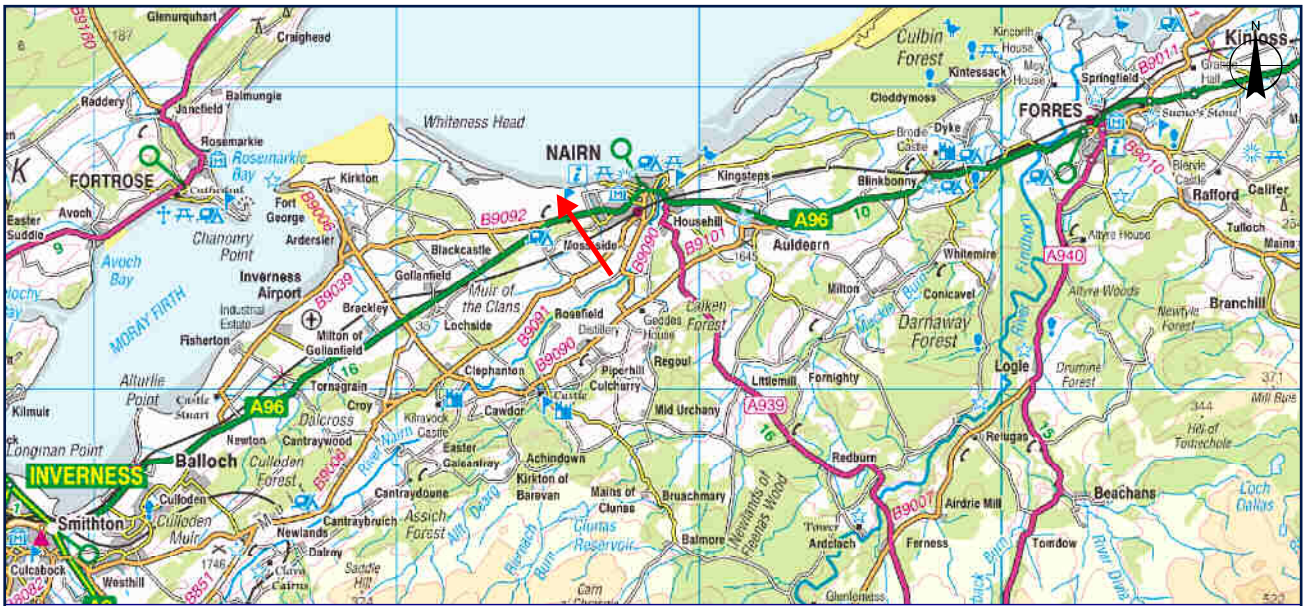
A copy of the Lease which the successful tenant will be required to sign is available for inspection at this office.

The Lease will be granted initially for six months, but there may be the opportunity of extending beyond this period subject to negotiation and circumstances prevailing at the termination of this period.

The successful tenant will not be permitted to keep any animals on the subjects of let without the prior agreement of the landlord.



BOWLTS



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REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

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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/AA/AM 1414
Prepared 11th November 2014

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www.bowlts.com