

Nairn 5 miles | Inverness Airport 7 miles | Inverness 15 miles | Granttown-on-Spey 25 miles

**For Sale | Bowling Green Cottage**  
[www.nessarchitecture.com](http://www.nessarchitecture.com)

# Newly completed modern house, located in the **Conservation Village of Cawdor**



This 4-bedroom, 3-bathroom house with detached garage is centrally located in the historic conservation village, overlooking the village bowling green and just across the stream from Cawdor Castle. Built externally in traditional materials that reflect its village surroundings, by contrast the house internally has a contemporary open plan living, dining and kitchen layout. It is built and equipped to an extremely high specification, incorporating state of the art energy efficiency technology, to offer luxurious and flexible modern living. Features include a spacious layout, with increased ceiling heights (of 2.7 and 3m to the ground floor), designed to maximise the delivery of natural light to all areas. Internal finishes include natural oak and porcelain tiled floors throughout. The generous kitchen is fitted in high gloss 'Hacker' units, complete with a 'Caeserstone' top and solid oak ends, with integrated and energy efficient 'Neff' appliances. The bathrooms are fitted with 'Matki' showers and 'Duravit' sanitary ware throughout. The house and garage are set in an attractively landscaped and partly walled, sunny garden.

**Bowling Green Cottage, Cawdor, Nairnshire IV12 5XP**

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