





Nairn



Nairn Beach, St Ninians Church, Cawdor Castle

Nairn, often referred to as “The Riviera of the North”, has many local amenities including a modern cottage hospital, many & varied shops, Post Office, railway station, hotels, restaurants and primary and secondary schools. A popular holiday destination since Victorian times, Nairn has a host of features which continue to offer an unforgettable leisure experience. You can enjoy sandy beaches, riverside walks, and the promenade with fantastic views over the busy harbour across The Moray Firth.

The famous Nairn East beach stretches for miles all the way along the coast to Findhorn. The town is the home of the world-famous Nairn Golf Club, host course of The Walker Cup in 1999, and also Nairn Dunbar Golf Course, another championship track. Nairn is sixteen miles from Highland’s capital city of Inverness where an

even wider range of facilities are available. Acknowledged to be one of the fastest growing cities in Europe, nearby Inverness provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport (nine miles away) is well connected to other UK & overseas destinations.

The Scottish Highlands are a magnet to lovers of the outdoors with easy access to the winter and summer sports playgrounds of The Cairngorms National Park. The ruggedness of the Northwest Highlands, often referred to as the last great wilderness in Europe, is also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.



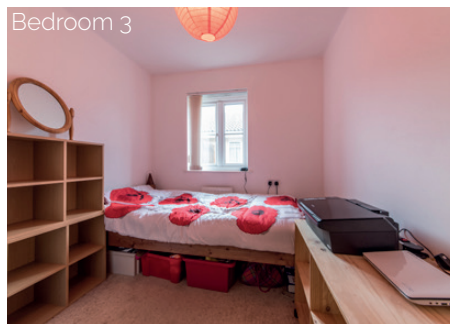
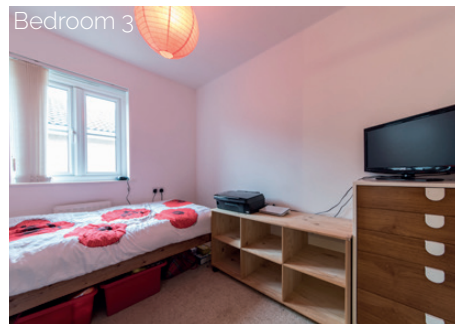
McEwan Fraser Legal is delighted to offer a superb opportunity to purchase this attractive and spacious three bedroom detached bungalow, built by Barratt Homes approximately ten years ago in the Dunbar Reach development of Nairn.

The accommodation is all on one level and consists of entrance hallway, lounge with wooden feature fireplace and gas fire, dining area, kitchen with tiled splash backs, integrated gas cooker and plumbed for washing machine and dishwasher, three bedrooms (one with patio doors to rear

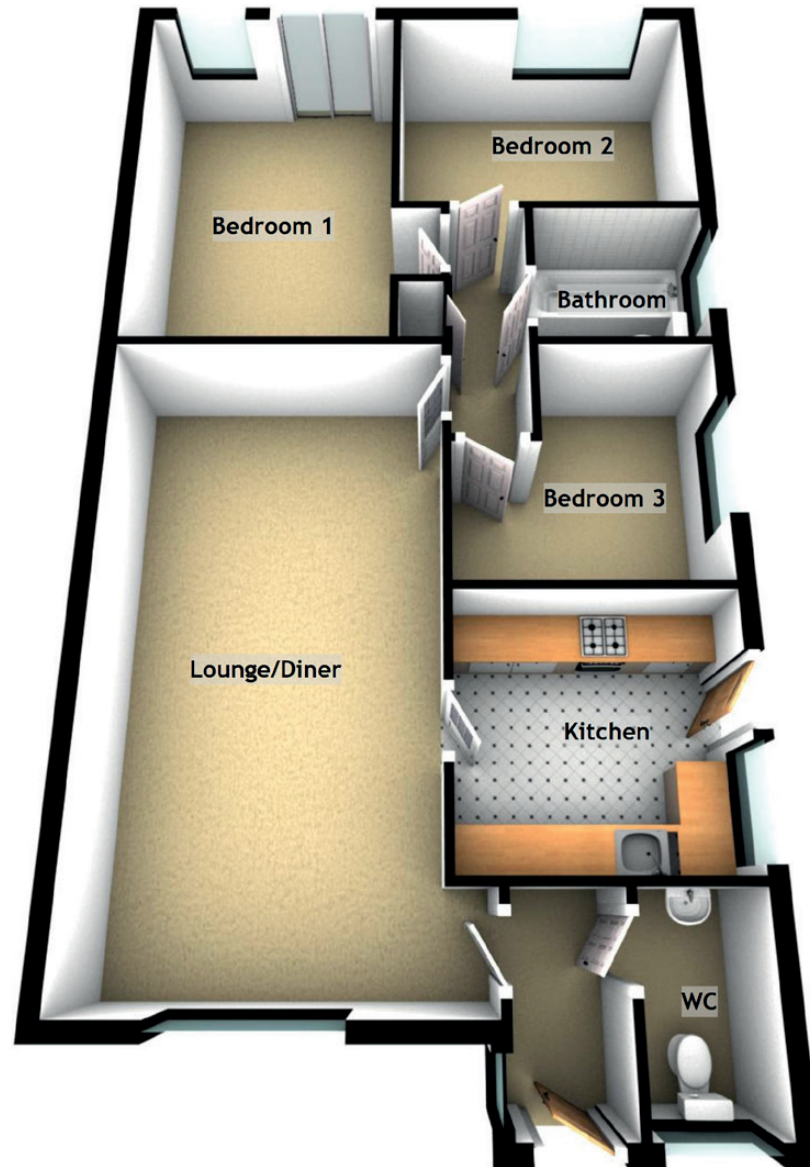
garden), partially tiled family bathroom with shower over and guest WC. The property benefits from gas central heating and double glazing. The front garden is laid mainly to lawn with a mix of heathers.

The driveway is tarred and can provide parking for a number of vehicles. The South-facing rear garden is fully enclosed and is laid mainly to lawn whilst also having a paved patio area to take full advantage of any good weather. The shed and greenhouse are also included in the sale. This property would make a lovely, family, holiday or retirement home.





Bathrooms & Bedrooms



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.90m (22'8") x 3.60m (11'10")
Kitchen	2.90m (9'6") x 2.80m (9'2")
Bedroom 1	4.60m (15'1") x 3.02m (9'11")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bedroom 3	2.90m (9'6") x 2.40m (7'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")
WC	2.10m (6'11") x 1.00m (3'3")

Gross internal floor area (m²) - 80m²

EPC Rating - C

Extras
(Included in the sale)

Gas cooker & shed/greenhouse.

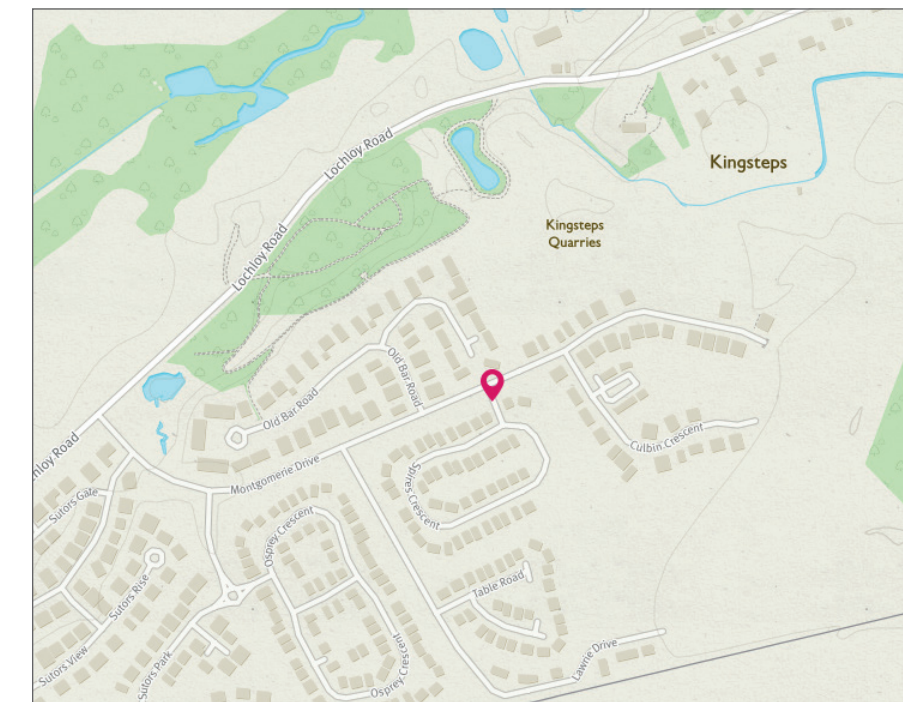


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