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Nairn, “The Riviera of the North”, has many local amenities including a modern cottage hospital, many and 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 sandy 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 highly-rated 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 and 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 immaculate and spacious modern four bedroom detached house, built by Barratt Homes in the Dunbar Reach development of Nairn.

The accommodation is on two levels with the main hallway giving access to the lounge, kitchen, lower bedroom with en-suite bathroom and stairs to upper floor. The large lounge has a wood-marble feature fireplace with a gas fire and French doors to both the hallway and the dining room, which can easily accommodate a six-seat dining table. The patio doors allow the house to flow seamlessly out into the garden. The breakfasting kitchen is fitted with ample units and cupboards, integrated gas hob and electric oven. There is also space for a dishwasher and

tall fridge. The utility room has a sink and is plumbed for a washing machine with space for a tumble dryer and shares a Jack and Jill shower room with the lower bedroom. The upper floor has a further three good-sized bedrooms and a sumptuous bathroom with its fabulous feature natural stone brick wall. The loft area is accessed via a Ramsay ladder and has been floored and fully lined to provide additional useful space suitable for many purposes.

The front garden has been laid with chips to ensure minimal maintenance is required with a paved off-street parking area at the side of the house. The beautifully landscaped rear garden provides for a mix of lawn, paving and decking all enclosed in a very private space by a high timber fence with access to the adjacent garage and workshop area. The garage is approached via the tarred driveway, which can also provides further off-street parking. A useful timber shed for the storage of garden implements is included in the sale.

This property would suit the discerning purchaser looking for a contemporary family home in walk-in condition.

Locations featured;
Nairn Bandstand towards the Black Isle
Dunbar Golf Club
Nairn Marina
Nairn Old Parish Church



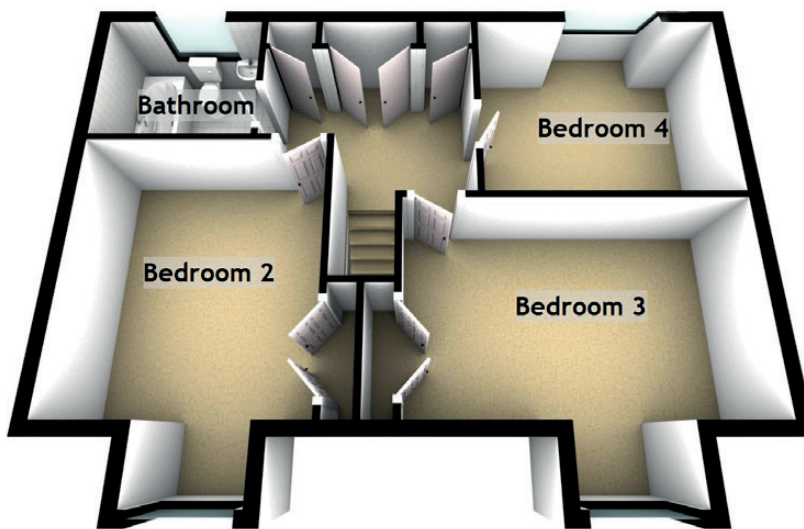
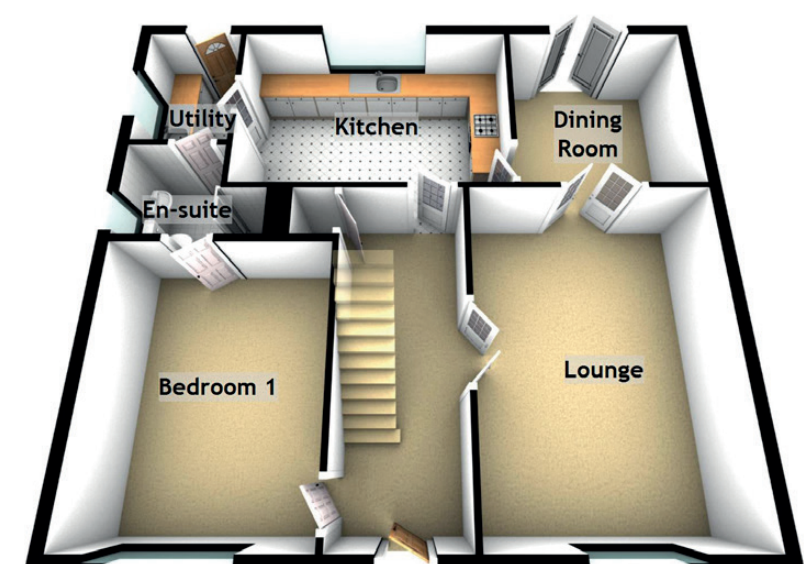


Lounge, Kitchen, Dining Room & Loft





Property Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	5.28m (17'4") x 3.82m (12'6")
Kitchen	4.58m (15') x 3.00m (9'10")
Dining Room	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	4.37m (14'4") x 3.45m (11'4")
Bedroom 2	3.84m (12'7") x 3.43m (11'3")
Bedroom 3	4.76m (15'7") x 2.94m (9'8")
Bedroom 4	3.62m (11'11") x 2.86m (9'5")
En-suite	2.35m (7'9") x 1.64m (5'5")
Bathroom	2.33m (7'8") x 1.92m (6'4")
Utility	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m²) - 132m²

EPC Rating - C

Extras

(Included in the sale)

Integrated gas hob and electric oven and timber shed.

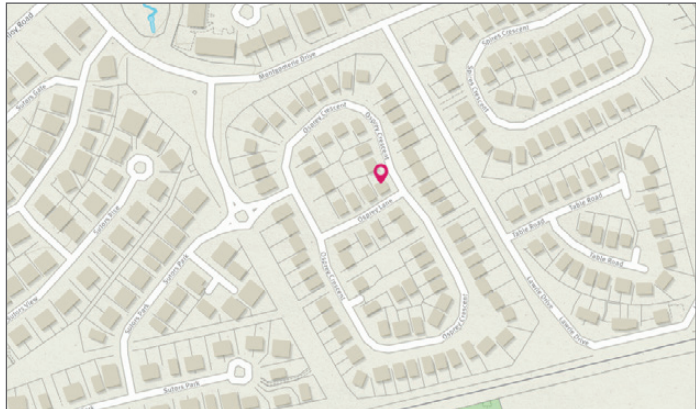


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