





McEwan Fraser Legal

Solicitors & Estate Agents

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Kingston

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NAIRN

"The Riviera of the North", has many local amenities including a modern cottage hospital, varied shops and supermarkets, Post Office, 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 & 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.









Nairn Marina, Nairn Golf Club, Nairn Old Parish Church, Nairn Beach

KINGSTON

McEwan Fraser Legal are delighted to offer a very rare opportunity to purchase this beautifully presented and spacious Edwardian five bedroom detached stone villa, built in the early 1900's, and retaining the vast majority of the original period features including seven open fires throughout the property.

The property is entered through the imposing front door with the original working door bell giving an early indication of the care that has been lavished on this home. The entrance door opens to an impressive front sun room which is clad in tongue and groove pine keeping in character with the age of the property. This leads to the main hallway which gives access to the sitting room, dining room, lounge with conservatory off, shower room, kitchen, and stairs to upper floor. The utility room and butler's pantry are reached through the kitchen.









































BEDROOMS AND BATHROOMS





The upper accommodation consists of five bedrooms (four with serviceable open fires), maid's room which is now used as a study, family bathroom and separate WC. One of the many charming features is the servant's bell console which is still in working order and is operated by bell pushes throughout the house. The property also benefits from mains gas central heating, a traditional oil-fired AGA heating hot water and fully refurbished sash and casement windows.

The garden is private and fully enclosed and is laid partially to lawn with raised beds & fruit bushes. A substantial timber garage/ workshop provides covered parking at the property and would also be suitable for serious hobby-making or a small business. A log store/ shed and greenhouse are also included in the sale.

This exceptional property is a warm and welcoming family home waiting to be handed over to the next generation of custodians.



























Approximate Dimensions
(Taken from the widest point)

Sitting Room	7.50m (24'7") x 4.60m (15'1")
Lounge	5.59m (18'4") x 4.40m (14'5")
Kitchen	4.40m (14'5") x 4.00m (13'2")
Conservatory	4.83m (15'10") x 3.40m (11'2")
Dining Room	4.60m (15'1") x 4.50m (14'9")
Utility	2.70m (8'10") x 2.50m (8'2")
Study	3.90m (12'10") x 2.80m (9'2")
Bedroom 1	6.60m (21'8") x 4.40m (14'5")
Bedroom 2	4.60m (15'1") x 4.20m (13'9")
Bedroom 3	5.10m (16'9") x 4.20m (13'9")
Bedroom 4	4.34m (14'3") x 3.90m (12'10")
Bedroom 5	3.20m (10'6") x 2.60m (8'6")
Bathroom	3.20m (10'6") x 1.40m (4'7")
WC	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m^2) - $306m^2$

EPC Rating - E

Extras
(Included in the sale)

Fitted carpets & floor coverings, curtains & blinds, oil-fired AGA cooker, gas cooker, timber shed, log store & greenhouse.

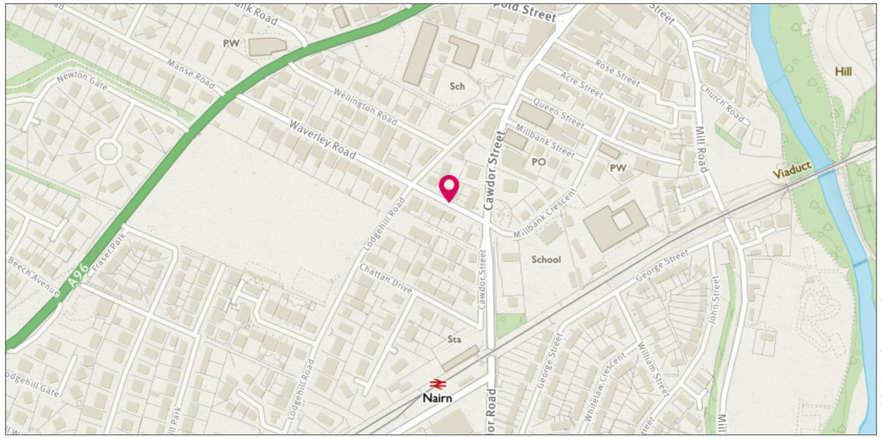


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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
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