





McEwan Fraser Legal

Solicitors & Estate Agents

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18 Laing Gardens

NAIRN, HIGHLAND, IV12 4TB

Nairn



The Bronze Fisherman's Wife - Nairn Railway Station - Nairn Marina - Nairn War Memorial







The property is located on the west side of Nairn, a short walk from both the town centre and Nairn Academy.

Nairn, "The Riviera of the North", has many local services 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 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.

Lounge, Kitchen & Hallway









McEwan Fraser Legal is delighted to offer a superb opportunity to purchase this attractive and spacious three-bedroom semi-detached villa, on the west side of Nairn.

The accommodation is on two levels with the main hallway giving access to the lounge/diner, breakfasting kitchen, WC and stairs to upper floor. The bright lounge/diner has a white brick feature fireplace and access to the rear garden.

The modern kitchen is fitted with ample units and cupboards with space for a large table. The upper floor has a further three double bedrooms and a contemporary bathroom with matching vanity units.

The low maintenance front garden has been laid mainly to lawn with flower borders. The fully enclosed rear garden has been laid to paving and is enclosed in a very private space by a high timber fence for pleasant outdoor dining. The timber garden shed is included in the sale.

This beautiful home would make a great first time buy or buy-to-let investment looking for a property in walk-in condition.





Bedrooms & Bathrooms















Property Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	5.90m (19'4") x 3.50m (11'6")
Kitchen	3.60m (11'10") x 2.60m (8'6")
Bedroom 1	4.40m (14'5") x 2.60m (8'6")
Bedroom 3	2.80m (9'2") x 2.60m (8'6")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 1.70m (5'7")
WC	2.20m (7'3") x 0.90m (2'11")

Gross internal floor area (m²)

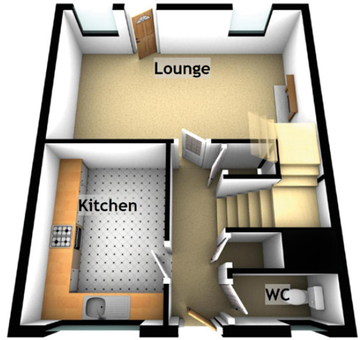
88m²

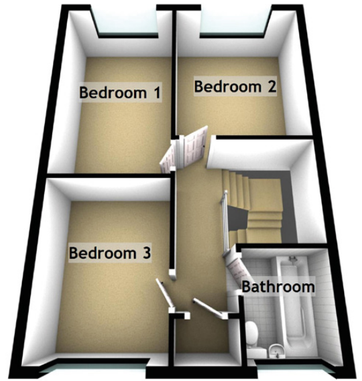
EPC Rating

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Extras
(Included in the sale)

Timber garden shed.





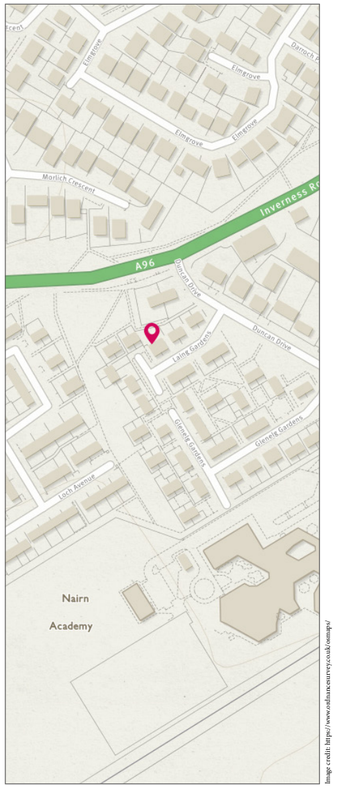


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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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