





McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

20 Old Bar View

NAIRN, HIGHLAND, IV12 5BY





LOCATION

This very attractive property is located in a very quiet cul-de-sac in a highly desirable modern development on the eastern side of Nairn. 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, 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 course. Nairn is sixteen miles from Highland’s, the 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 - THE BRONZE FISHER WIFE // NAIRN BANDSTAND TOWARDS BLACK ISLE // NAIRN BEACH // NAIRN MARINA SUN

EXTERNAL PROPERTY & ENTRANCE HALLWAY



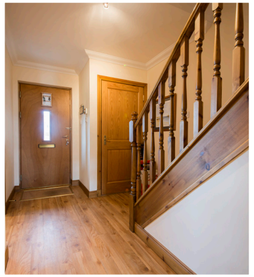


20 Old Bar View











PROPERTY

McEwan Fraser Legal are delighted to offer a superb opportunity to purchase this immaculate four-bedroom semi-detached villa, built in 2008, in the Dunbar Reach development of Nairn. This lovely property has many quality finishes and has been extended by the current owner to provide a spacious and comfortable
family home.

The property has been constructed on two levels with the main hallway giving access to the lounge, kitchen/dining/family room, utility room, study (which could also be used as a fifth bedroom), store-room/work-shop, WC and stairs to upper floor. Patio doors connect the large lounge to the well-fitted kitchen which has an integrated gas hob, electric oven, dish-washer and fridge/freezer. The utility room has a sink and a washing machine with space for a tumble dryer. The upper floor has four bedrooms, all with fitted storage, with the master bedroom also having an en-suite shower-room. An expansive bathroom completes the
upper accommodation.

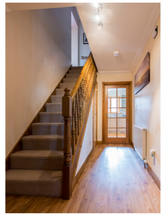
The property benefits from gas central heating and double glazing. The driveway has been laid with block brick to provide paved off-street parking for a number of vehicles with the front garden being laid mainly to lawn. The rear garden is accessed from the kitchen/dining room by patio doors to a paved patio area complemented by a large easily maintained area of lawn. A useful timber storage for garden implements, etc has been recently added.

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

HALLWAY / KITCHEN / UTILITY & LOUNGE



IMMACULATE & SPACIOUS 4/5 SEMI-DETACHED VILLA
LOCATED IN QUIET AND SOUGHT AFTER LOCATION IN NAIRN









"...YOU WILL ALSO FIND A STUDY (WHICH COULD ALSO BE USED AS A FIFTH BEDROOM) ALONG WITH A STORE-ROOM / WORK-SHOP..."



















BEDROOMS / EN-SUITE & FAMILY BATHROOM









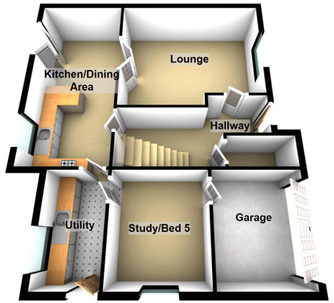


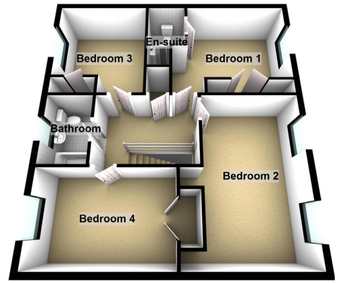






SPECIFICATIONS / FLOOR PLAN & PROPERTY LOCATION





APPROXIMATE DIMENSIONS
(Taken from the widest point)

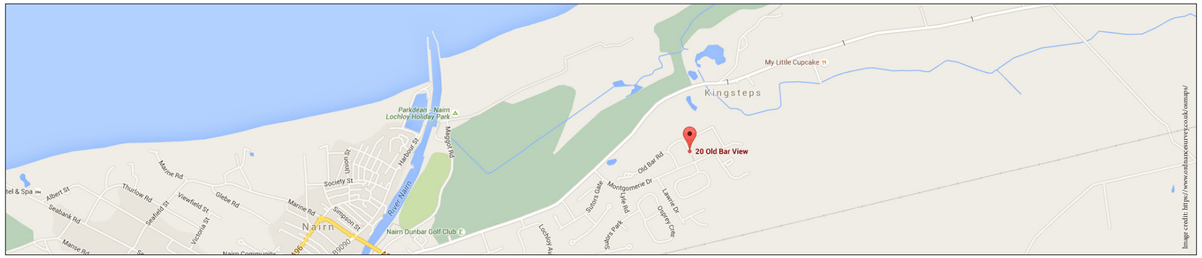
Kitchen/Dining Area	6.00m (19'8") x 2.60m (8'6")
Utility	3.01m (9'10") x 1.80m (5'11")
Lounge	4.80m (15'9") x 3.81m (12'6")
Study/Bed 5	3.20m (10'6") x 2.80m (9'2")
Bedroom 1	3.56m (11'8") x 3.04m (10')
En-suite	3.71m (12'2") x 1.20m (3'11")
Bedroom 2	5.30m (17'5") x 2.90m (9'6")
Bedroom 3	3.75m (12'4") x 2.85m (9'4")
Bedroom 4	3.91m (12'10") x 2.80m (9'2")
Garage	3.20m (10'6") x 2.60m (8'6")
Bathroom	2.30m (7'6") x 1.70m (5'7")

GROSS INTERNAL FLOOR AREA (m^2) - 107 m^2

EPC - C

EXTRAS
(Included in the sale)

Integrated oven & hob,. washing machine, dish-washer and fridge freezer.



PROPERTY GARDEN VIEWS



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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



Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer