





McEwan Fraser Legal

Solicitors & Estate Agents

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NAIRN, HIGHLAND, IV12 4ES

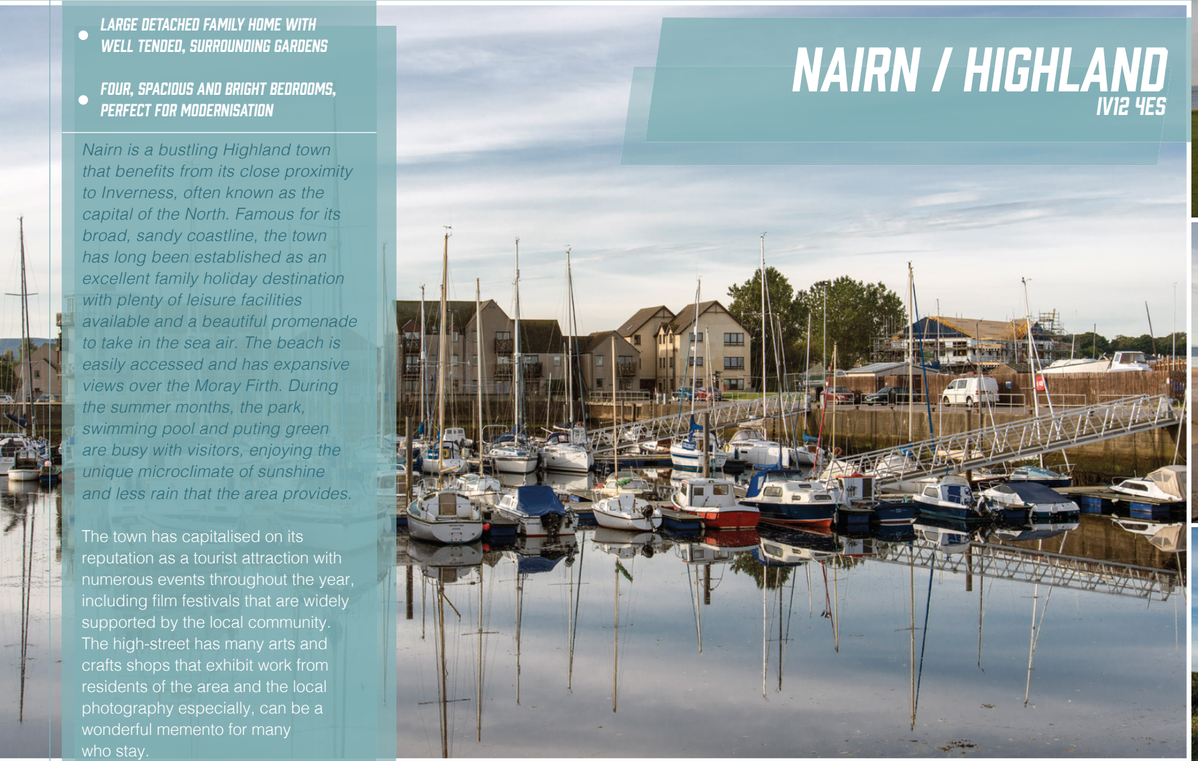
- LARGE DETACHED FAMILY HOME WITH WELL TENDED, SURROUNDING GARDENS
- FOUR, SPACIOUS AND BRIGHT BEDROOMS, PERFECT FOR MODERNISATION

NAIRN / HIGHLAND

IV12 4ES

Nairn is a bustling Highland town that benefits from its close proximity to Inverness, often known as the capital of the North. Famous for its broad, sandy coastline, the town has long been established as an excellent family holiday destination with plenty of leisure facilities available and a beautiful promenade to take in the sea air. The beach is easily accessed and has expansive views over the Moray Firth. During the summer months, the park, swimming pool and puting green are busy with visitors, enjoying the unique microclimate of sunshine and less rain that the area provides.

The town has capitalised on its reputation as a tourist attraction with numerous events throughout the year, including film festivals that are widely supported by the local community. The high-street has many arts and crafts shops that exhibit work from residents of the area and the local photography especially, can be a wonderful memento for many who stay.













The town has two championship golf courses that capture the stunning surrounding views and for the real enthusiast, there are a further thirty more within a sixty-mile radius. Both Nairn and Nairn Dunbar golf clubs are known for their excellent club houses, immaculate courses and friendly caddies that have golfers returning time again for a relaxing, if not breezy, day out.

For those interested in the history of the area, Nairn boasts its own volunteer-led museum. It brings to life the former fishing and oil industries of the area as well as charming schoolhouse and military exhibits. Cawdor Castle is a short drive away; a stately home still occupied by the Lady Cawdor, which retains all of its former glory in the beautiful gardens and displays of elegant paintings and furniture. The surrounding area is rich with other historical sites such as Fort George, Culloden Battlefields and Urquhart Castle, which allows you to immerse yourself in the culture and past of the Scottish Highlands.

4 SEABANK ROAD

The property is incredibly spacious and the layout of each floor is well proportioned, making it ideal for family living.

The main hallway gives access to a front facing sitting room with large, bay window and a second living area that opens on to the garden with patio doors. Both rooms have fitted, gas fireplaces perfect for creating a warm and inviting atmosphere in winter. A formal dining room or alternatively, ground floor bedroom faces the front of the property. The bright and airy kitchen is situated at the back and has a useful separate utility. The L-shaped nature of the kitchen's wall-to-floor units lends itself to a breakfasting area. There is a modern gas stove and integrated dishwasher and double oven within the fitted units. A WC completes the ground floor.

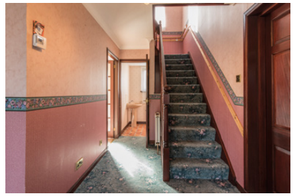
Upstairs there are in total, four bedrooms and two large family bathrooms. Each of the rooms is generous in size and two have the added benefit of fitted wardrobes. The bathrooms each have separate shower cubicles and baths. The master bedroom has a separate en-suite.

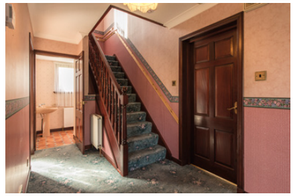
The exterior of the property has a large area laid to lawn as well as a patio for outdoor entertaining. The front garden has well-manicured beds of mature shrubbery and there is easily enough room for two vehicles. A single garage is located to the rear of the property.



















Although the property would benefit from a degree of modernisation in terms of its fittings and décor, this would be an excellent foundation in which to apply the chosen colour scheme and design. The house is filled with natural light from the large, double-glazed windows and patio doors and the symmetrical layout of each room takes advantage of the large amount of space available. This is a blank canvas for a family who would like to make a home their own and would enjoy the challenge of bringing the house up to its full potential.

Similar properties in the past have been used successfully as Bed and Breakfasts, popular all year round due to the thriving tourist and golfing trade. Due to its central location, spacious layout and included fixtures and fittings, it would require only a small amount of work to complete it to the required standard for this use.

An excellent opportunity to acquire a large family home in a very popular area of Nairn.

KITCHEN / LOUNGE















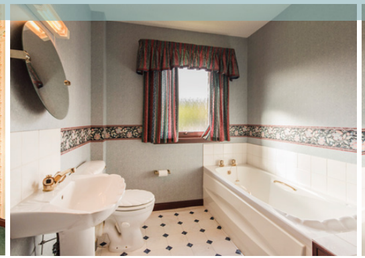
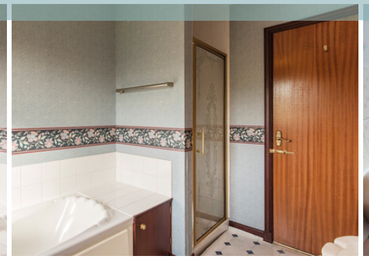





BEDROOMS + EN-SUITE / BATHROOM / WC







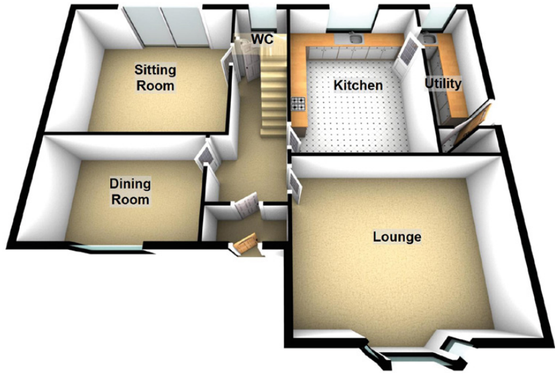


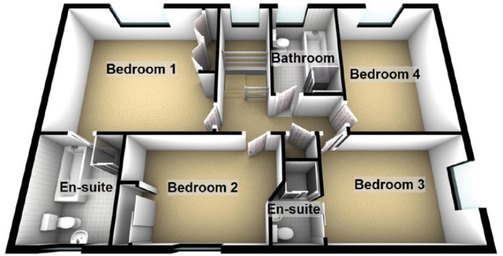





EXTERNAL GARDEN VIEWS

SPECIFICATIONS





APPROXIMATE DIMENSIONS
(Taken from the widest point)

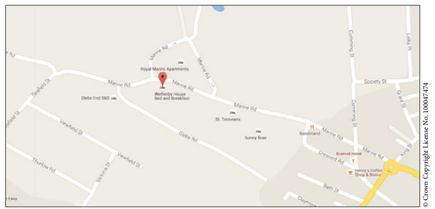
Dining Room	4.30m (14'1") x 2.80m (9'2")
Sitting Room	4.80m (15'9") x 4.20m (13'9")
Kitchen	4.80m (15'9") x 3.51m (11'6")
Lounge	5.30m (17'5") x 4.30m (14'1")
Utility	4.80m (15'9") x 1.50m (4'11")
Bedroom 1	4.60m (15'1") x 4.20m (13'9")
En-suite	2.14m (7') x 1.27m (4'2")
Bedroom 2	3.89m (12'9") x 2.90m (9'6")
Bedroom 3	4.30m (14'1") x 2.90m (9'6")
En-suite	2.90m (9'6") x 2.70m (8'10")
Bedroom 4	4.10m (13'5") x 3.10m (10'2")
Bathroom	3.00m (9'10") x 2.00m (6'7")
WC	2.00m (6'7") x 1.05m (3'5")

GROSS INTERNAL FLOOR AREA (m^2) - 188 m^2

EPC RATING - C

EXTRAS
(Included in the sale)

Floor coverings, curtains and blinds where applicable.





McEwan Fraser Legal

Solicitors & Estate Agents

Part Exchange Available

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



Text and description
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