





McEwan Fraser Legal

Solicitors & Estate Agents

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19 Russell Place

NAIRN, HIGHLAND, IV12 5PH



Nairn

Nairn, “The Riviera of the North”, has many local services 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 track. Nairn is sixteen miles from Highland’s capital city of Inverness where an even wider range of facilities is 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 for 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 Beach, Nairn Golf Course, The Bronze Fisher Wife, Nairn Harbour.



McEwan Fraser Legal are delighted to offer a superb opportunity to purchase this 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, kitchen, WC and stairs to upper floor. The top floor has a further three good-sized double bedrooms, all with fitted wardrobes and a family bathroom.

The low maintenance front garden has been laid mainly to chips. The private rear garden has been laid mainly to lawn with a paved patio area all enclosed by a mix of timber fencing and hedging. The wooden garden shed gives additional storage and is included in the sale.

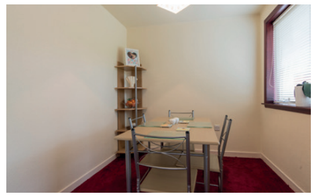
This attractive home would make a great first-time buy or buy-to-let investment.













19 Russell Place



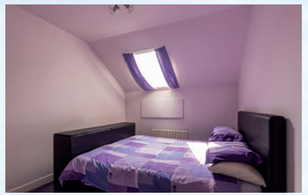








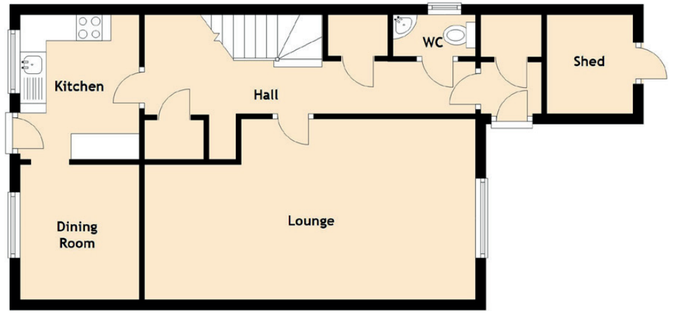




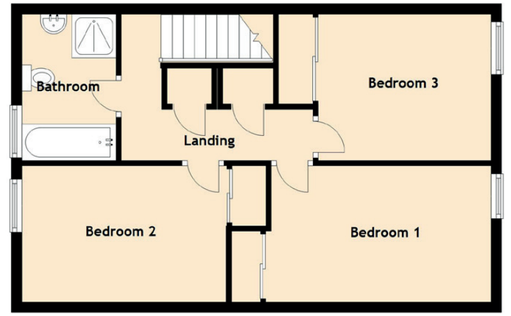




GROUND FLOOR



FIRST FLOOR



Approximate Dimensions
(Taken from the widest point)

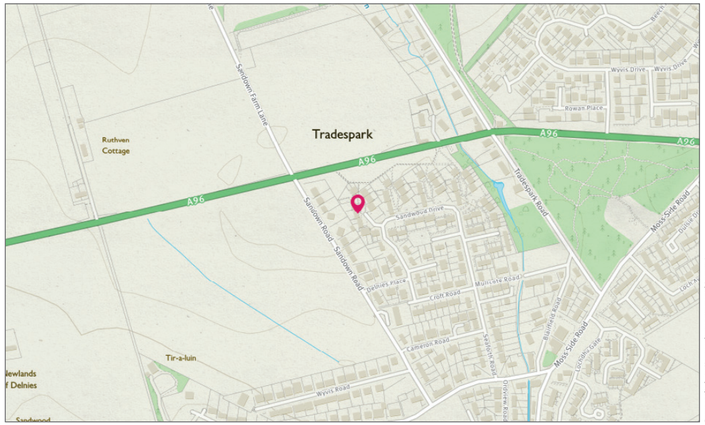
Lounge	6.40m (21') x 3.50m (11'6")
Kitchen	2.80m (9'2") x 2.60m (8'6")
Dining Room	2.60m (8'6") x 2.30m (7'7")
Bedroom 1	4.96m (16'3") x 2.60m (8'6")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Bedroom 3	3.30m (10'10") x 2.60m (8'6")
Bathroom	2.80m (9'2") x 1.80m (5'11")
WC	1.60m (5'3") x 0.80m (2'8")

Gross internal floor area (m^2) - 99m^2

EPC Rating - D

Extras
(Included in the sale)

Carpets, curtains, integrated oven, hob and 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
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