





McEwan Fraser Legal

Solicitors & Estate Agents

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92 Beech Avenue

NAIRN, HIGHLAND, IV12 4SY

This desirable property is located in a very quiet cul-de-sac in a popular residential area of Achareidh close to the centre of Nairn. Nairn, “The Riviera of the North”, has many local amenities including a modern cottage hospital, a variety of shops and supermarkets, 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 north-west 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 Marina, Nairn Golf Club, Nairn Beach

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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this well-presented two-bedroom semi-detached bungalow, situated in the popular Achareidh residential district of Nairn. This attractive property has been modernised in recent years to provide a contemporary and comfortable family home.

The property has been constructed all on one level with the main hallway giving access to all accommodation which consists of lounge with modern feature electric fireplace, well fitted breakfasting kitchen with integrated Neff induction hob, oven, dishwasher, fitted with Karndean tile flooring, study/box-room (which could also be used as a third bedroom), two double bedrooms, and a family bathroom with electric shower over bath. The property benefits from gas combi-boiler central heating and double glazing.

The tarred driveway provides off-street parking for a number of vehicles with the front garden being laid mainly to lawn offset with mature shrubs and bushes. The extensive and private rear garden is laid mainly to lawn with further ground available for vegetable beds if desired. The garage has been converted into a large workshop and storage for garden implements.

This property would be ideal for a young family or for a retirement/holiday home and has great potential for further development.































Specifications

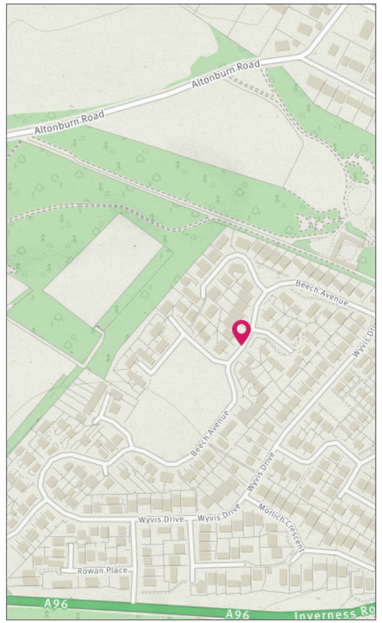
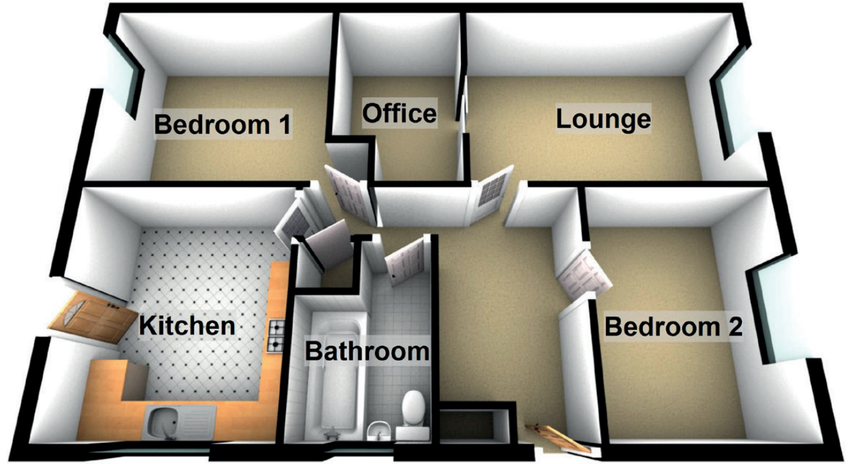


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Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 2.90m (9'6")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Bedroom 1	3.36m (11') x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bathroom	2.60m (8'6") x 1.80m (5'11")
Office	2.90m (9'6") x 1.90m (6'3")

Gross internal floor area (m^2) - 61m^2

EPC Rating - D

Extras
(Included in the sale)

Fitted floor-coverings, integrated oven, hob and dishwasher. Some furniture and white goods may be available by separate negotiation.





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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.

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