

14 St. Ninian Road

NAIRN, IV12 4EQ



*A fantastic 4 bedroom end terrace house
over 3 floors in the heart of Nairn*



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McEwan Fraser Legal is delighted to present this four-bedroom end-of-terrace house in the heart of Nairn, with water views and only minutes from the stunning East Beach and world-famous golf course.

A brilliant base in the Moray area with Inverness airport only 9 miles away with daily flights to many locations such as London Gatwick.

THE LOUNGE



Inside, the property comprises:

- Spacious living area
- Large kitchen with pantry cupboard
- Sunroom overlooking the garden
- Ground floor family bathroom with bath and overhead shower

THE KITCHEN



THE SUNROOM



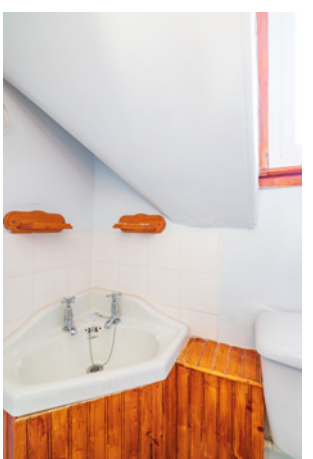
THE BATHROOM





- Two bedrooms on the ground floor
- Two further double bedrooms on the top floor
- Separate shower room

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



In addition, the property includes a beautiful enclosed walled garden with a wooden shed for storage. This is a fantastic opportunity to purchase a family home or a fantastic holiday let/home in the Moray/Highlands area, with the local tourism levels and fantastic sites across the North of Scotland all within easy reach.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-----------|-------------------------------|
| Sun Room | 3.00m (9'10") x 2.00m (6'7") |
| Lounge | 4.30m (14'1") x 3.88m (12'9") |
| Kitchen | 4.30m (14'1") x 3.80m (12'5") |
| Bedroom 1 | 3.70m (12'2") x 3.50m (11'6") |
| Bedroom 2 | 3.10m (10'2") x 2.80m (9'2") |

| | |
|-------------|-------------------------------|
| Bedroom 3 | 4.10m (13'5") x 3.10m (10'2") |
| Bedroom 4 | 4.30m (14'1") x 3.10m (10'2") |
| Bathroom | 2.60m (8'6") x 1.50m (4'11") |
| Shower Room | 2.10m (6'11") x 1.10m (3'7") |

Gross internal floor area (m²): 129m²
EPC Rating: E



THE LOCATION

Nairn is often referred to as The Riviera of the North, it has many local services including a modern cottage hospital, 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 2 sandy beaches, riverside walks and the promenade with fantastic views over the busy harbour across The Moray Firth, all of this is within a few minutes walk from your new home.





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 The Highland 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 for 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.




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