

36 Manse Road

NAIRN, HIGHLANDS, IV12 4RW



A spacious 5 bedroom semi-detached family home in the heart of Nairn



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McEwan Fraser Legal is delighted to present this 5 bedroom semi-detached family home in the heart of Nairn, located on a residential street only minutes from the local shops, cafes, restaurants, railway station and the simply stunning beach. It has been well maintained and improved by the current owners and is presented in neutral decor and ready to just unpack and start enjoying your new surroundings.

THE LOUNGE



Inside, the property comprises of:

- Spacious living area
- Modern Kitchen with breakfast bar seating that leads into a dining area overlooking the garden
- Utility room
- Two ground floor bedrooms
- Ground floor shower room

THE KITCHEN



THE CONSERVATORY



UTILITY & SHOWER ROOM



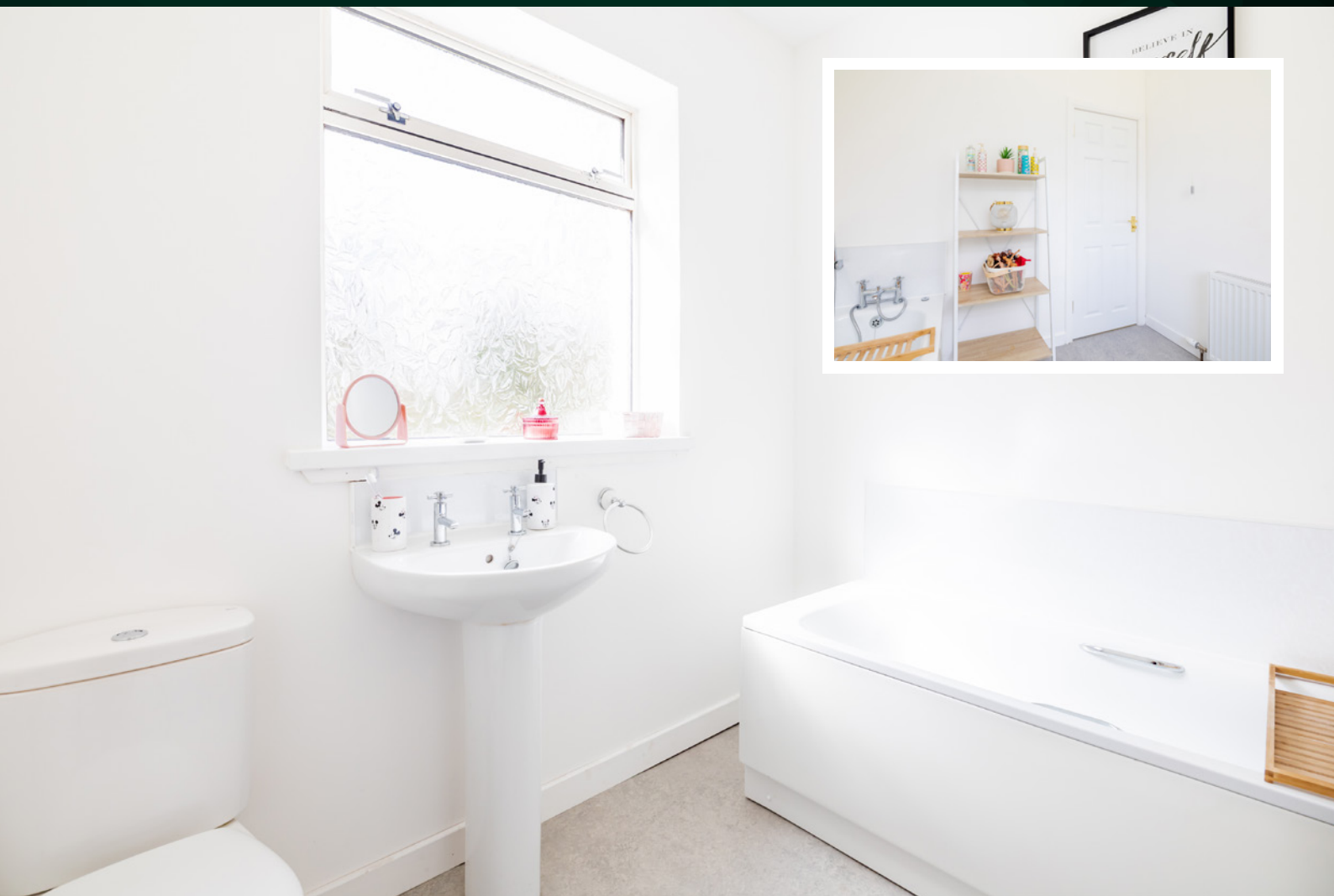
LOWER BEDROOMS (4 & 5)





- Family bathroom with shower
- Three further bedrooms on the first floor
- First floor en-suite shower room

THE BATHROOM



BEDROOMS 1 & 2



BEDROOM 3, EN-SUITE & OFFICE

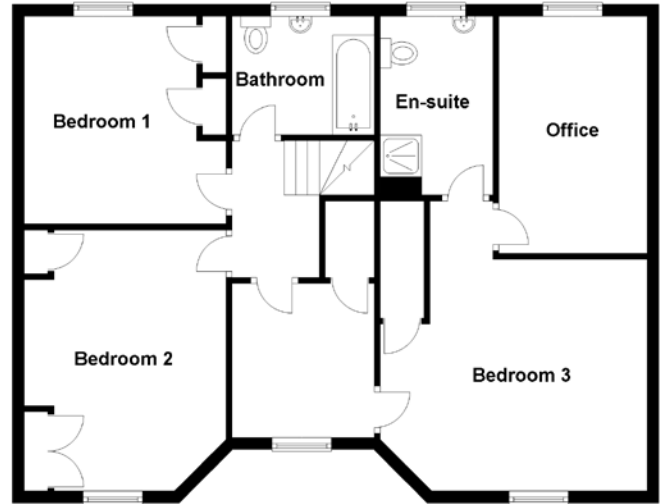
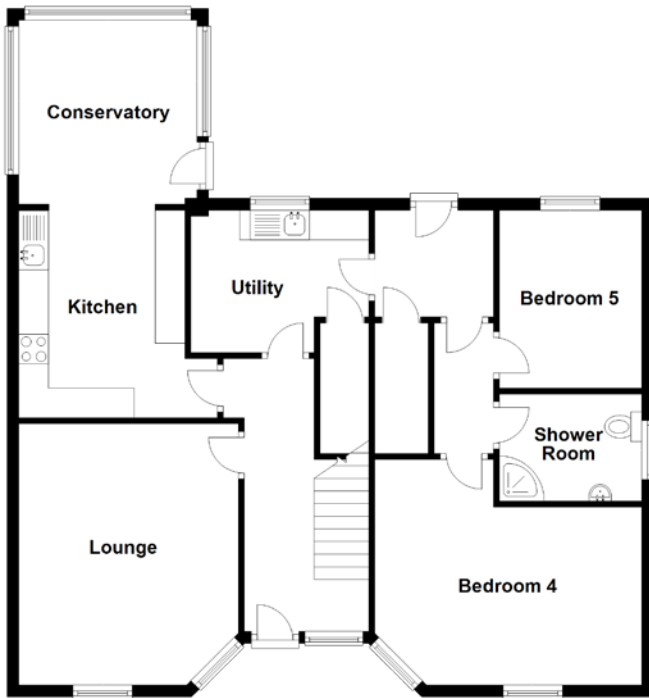


In addition, the property includes driveway parking for multiple cars and a large level rear garden that is an ideal entertaining space and play area for the younger members of the family.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

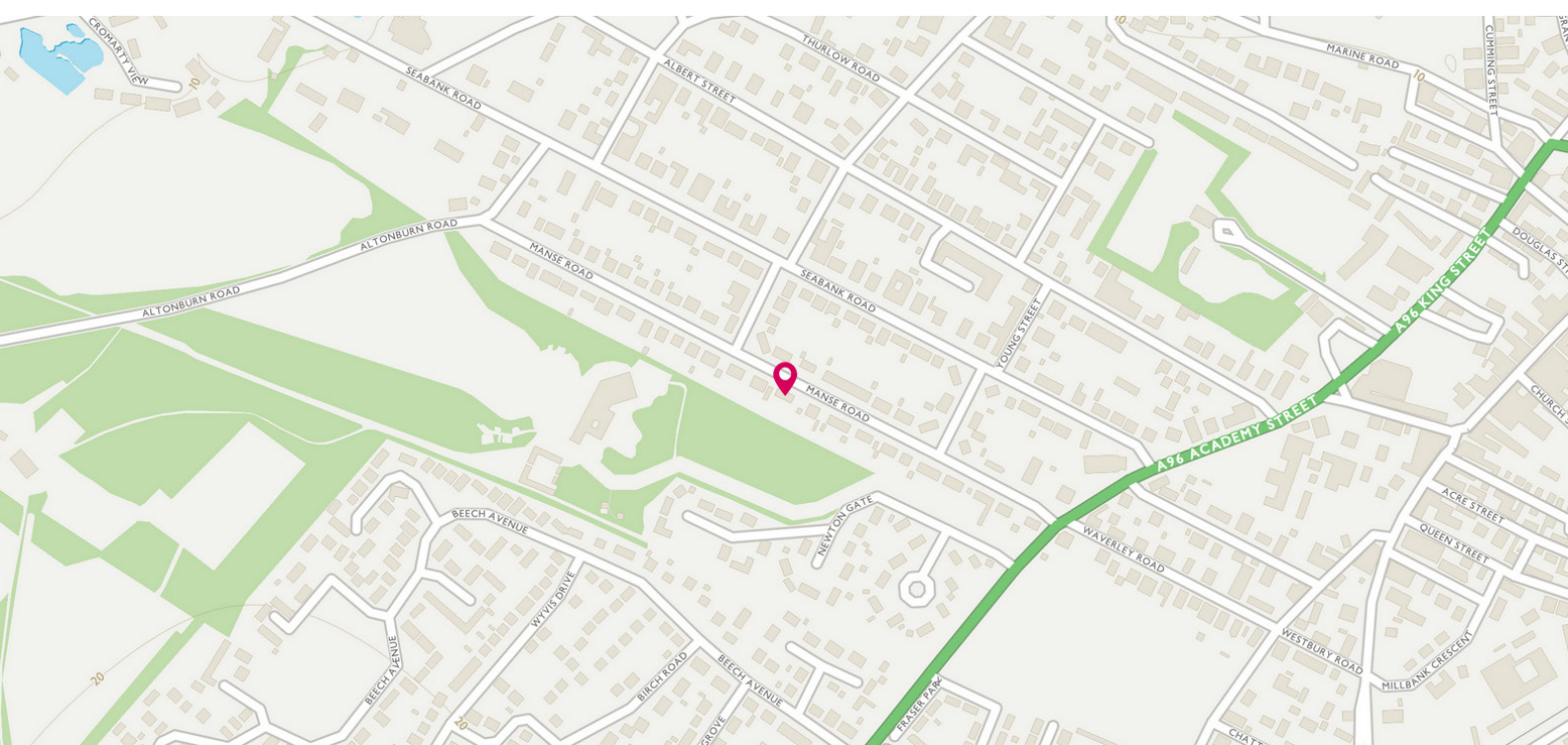
Lounge	4.40m (14'5") x 3.70m (12'2")
Kitchen	3.50m (11'6") x 2.80m (9'2")
Conservatory	3.10m (10'2") x 3.00m (9'10")
Utility	3.00m (9'10") x 2.40m (7'10")
Shower Room	2.40m (7'10") x 1.80m (5'11")
Bedroom 4	4.50m (14'9") x 3.80m (12'6")
Bedroom 5	3.00m (9'10") x 2.40m (7'10")

First Floor

Bedroom 1	3.50m (11'6") x 3.40m (11'2")
Bedroom 2	4.40m (14'5") x 3.40m (11'2")
Bedroom 3	5.00m (16'5") x 4.50m (14'9")
En-suite	3.01m (9'11") x 2.00m (6'7")
Office	4.00m (13'1") x 2.50m (8'2")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m²): 185m²

EPC Rating: C



THE LOCATION

Manse Road is located a few minutes walk from both the town centre and railway station. Nairn, described as “The Riviera of the North” in early British Railways advertisements has many local amenities including a modern cottage hospital, varied shops and supermarkets, Post Office, hotels, restaurants and primary and secondary schools. A popular holiday destination since Victorian times, Nairn has a host of features which continue to offer unforgettable experiences such as sandy beaches, riverside walks and the promenade with fantastic views over the busy harbour across The Moray Firth.





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 including daily flights to and from London Gatwick

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.



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