

# 15 Douglas Street

NAIRN, IV12 4DJ



*A deceptively spacious 3 double bedroom detached cottage only moments from 2 sandy beaches*



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McEwan Fraser Legal is delighted to present this deceptively spacious 3 double bedroom detached cottage, right in the heart of Nairn, only a few minutes walk from 2 gorgeous sandy beaches and only 5 minutes from 2 of the area's best golf courses. The property has been recently improved in almost every way by the current owners to enhance its period character and allows for any purchaser to take on a full turnkey property, that they can enjoy from the day they collect the keys. With the high level of tourism in the area and Inverness airport only 14 minutes by car this also makes a fabulous investment opportunity for anyone wanting to capitalise on the staycation market.

# THE LOUNGE



Inside, the property comprises:

- Kitchen with plenty of space for a breakfast table and patio door to front garden/drive
- Spacious living area with feature fireplace
- Master bedroom with en-suite bathroom



# THE KITCHEN





# THE MASTER BEDROOM







- Two further double bedrooms on the 1st floor both with fireplaces
- Family bathroom neutrally decorated with bath suite and shower over bath

# THE BATHROOM





# BEDROOM 2





# BEDROOM 3





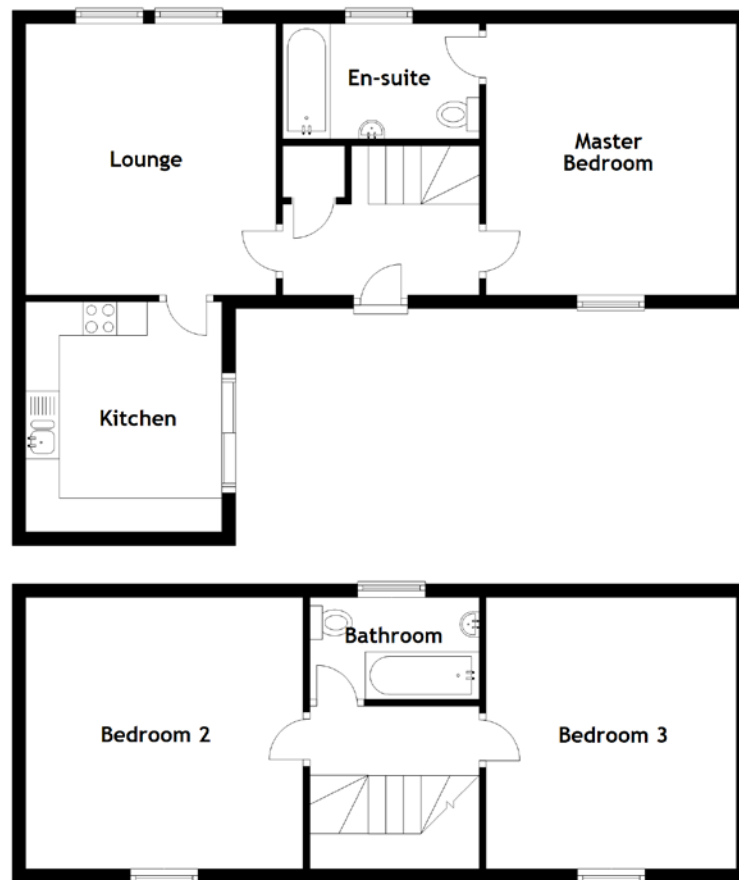
In addition, the property includes an option to easily create off-street parking for one car. This is a rare opportunity to acquire a stunning detached character cottage within minutes of all the amenities Nairn has to offer.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

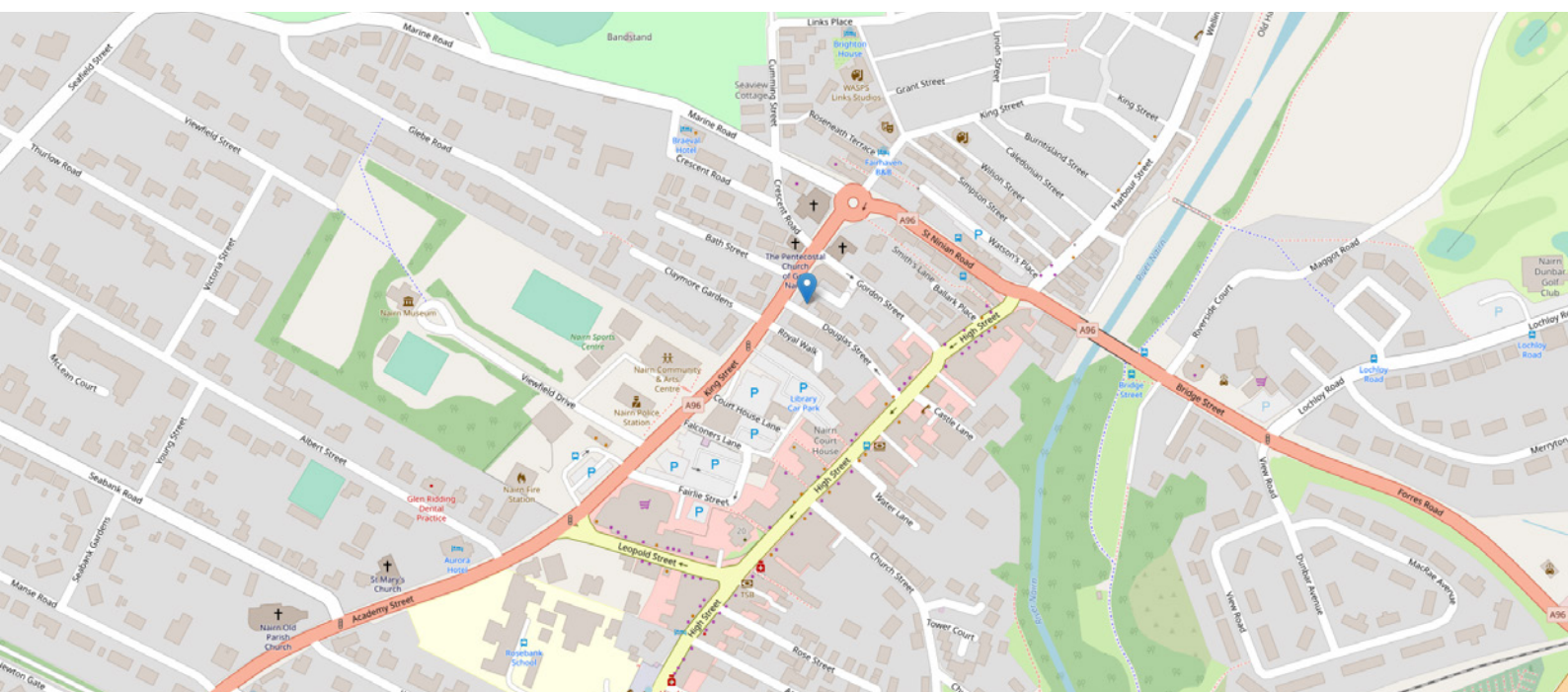


Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.70m (12'2")
Kitchen	3.40m (11'2") x 2.90m (9'6")
Master Bedroom	4.00m (13'1") x 3.70m (12'2")
En-suite	2.90m (9'6") x 1.70m (5'7")

Bedroom 2	4.30m (14'1") x 4.00m (13'1")
Bedroom 3	4.20m (13'9") x 3.80m (12'6")
Bathroom	2.50m (8'2") x 1.50m (4'11")

Gross internal floor area (m2): 98m<sup>2</sup>  
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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