

10 Culbin Crescent

NAIRN, IV12 5RT



*A BRILLIANT 3 BEDROOM
DETACHED BUNGALOW*



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McEwan Fraser
Legal is delighted
to present this
beautiful 3 bedroom
detached bungalow
in Nairn.

The property is in
walk in condition
and has been
maintained to a
high standard by
the current owners.





Inside, the property comprises of:

- Fully equipped lovely sized kitchen diner with patio doors to the garden
- Spacious living area
- Master bedroom with en-suite
- 2 further double bedrooms
- Family bathroom with bath and shower cubicle
- Separate utility area with access to the integral garage

In addition to this, the property includes a gorgeous rear garden, driveway parking for three cars and also an integral garage.



The Lounge







Bedroom 1







Bedroom 2





Bedroom 3

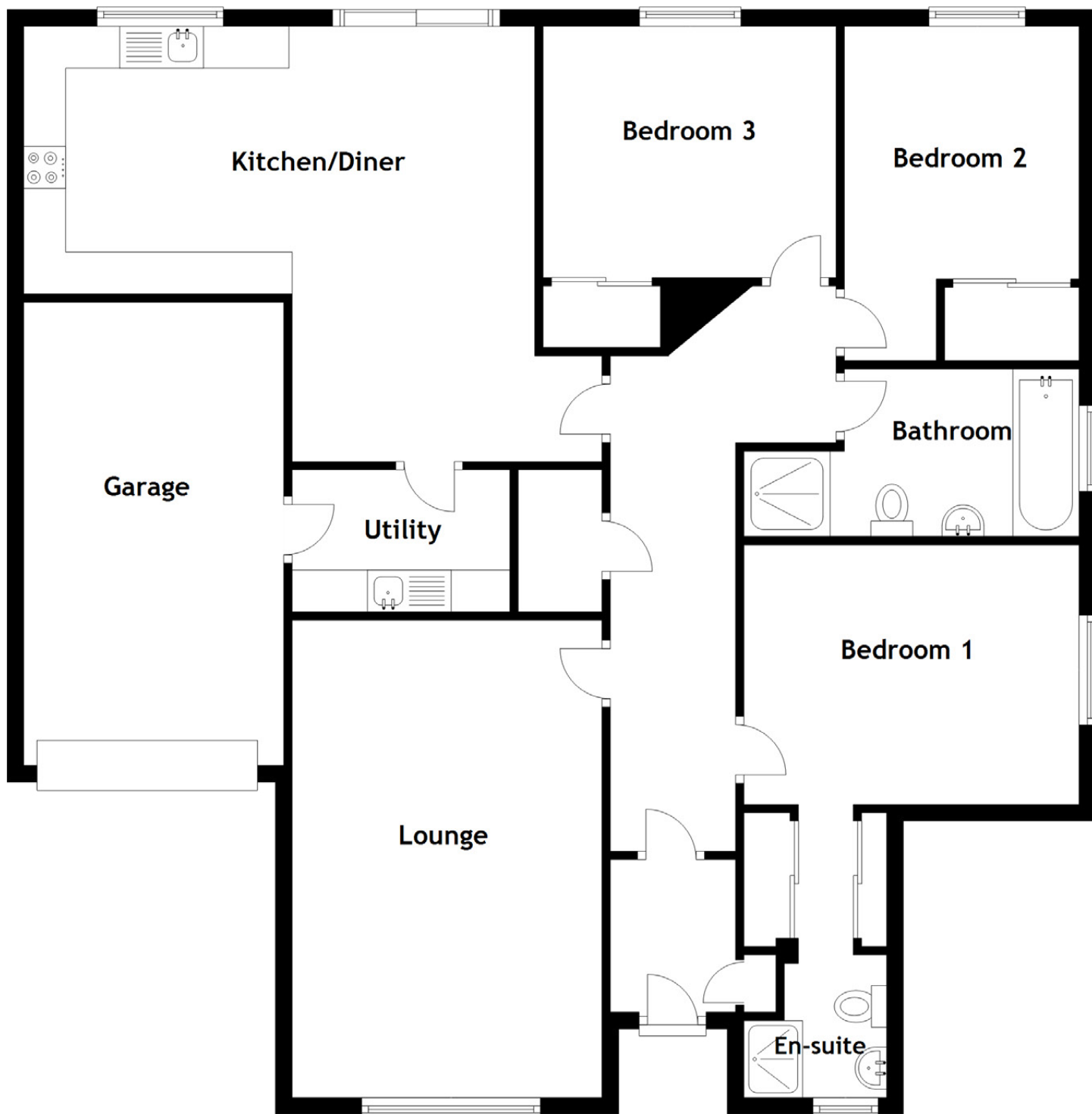






Utility Room





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.10m (20') x 5.20m (17'1")	Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Lounge	5.70m (18'8") x 3.70m (12'2")	Bathroom	4.00m (13'2") x 2.00m (6'7")
Utility	2.60m (8'6") x 1.70m (5'7")	Gross internal floor area (m ²): 125m ²	
Bedroom 1	4.00m (13'2") x 3.10m (10'2")	EPC Rating: C	
En-suite	1.70m (5'7") x 1.70m (5'7")		
Bedroom 2	3.90m (12'10") x 2.80m (9'2")		

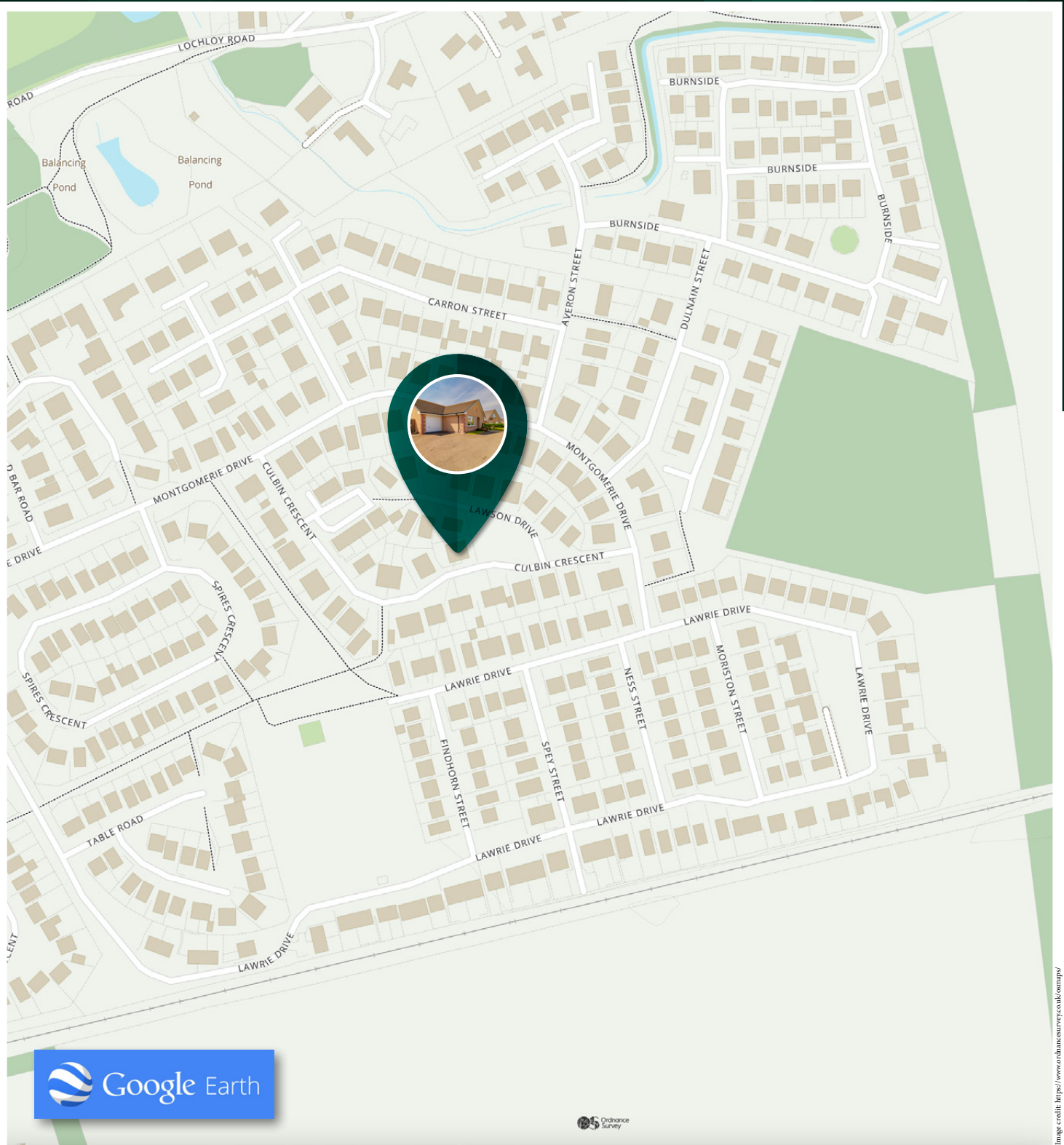




Nairn, is often referred to as The Riviera of the North, it has many local services including a modern cottage hospital, varied shops, Post Office, railway station, hotels, restaurants, primary and secondary schools. A popular holiday destination since Victorian times, Nairn has a host of features which 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.





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THE SUNDAY TIMES
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