




McEwan Fraser Legal

Solicitors & Estate Agents

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7A Falconers Lane

NAIRN, IV12 4DS

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Falconers Lane is located in the centre of Nairn. This well known east coast village often referred to as "The Riviera of the North", 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 such as sandy beaches, riverside walks and the promenade with fantastic views over the busy harbour towards 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 course.

The property is eighteen 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.

This one bedroom end terrace villa is traditionally built with a slate roof. The accommodation is on two floors and benefits from its own front entrance. The property offers a comfortable and low maintenance home with off-street parking, ideal for town centre facilities with access to the A96 as short distance away.

The property offers generous accommodation for a one bedroom property and would be suitable for a couple or as an investment property.

The accommodation comprises of an entrance hall, open plan lounge/kitchen with glazed door to the rear and large window to the front. The kitchen has ample base and wall units with space for utilities.

The first floor comprises of a generous double bedroom with double aspect windows and bathroom with a corner bath and electric shower over the bath.

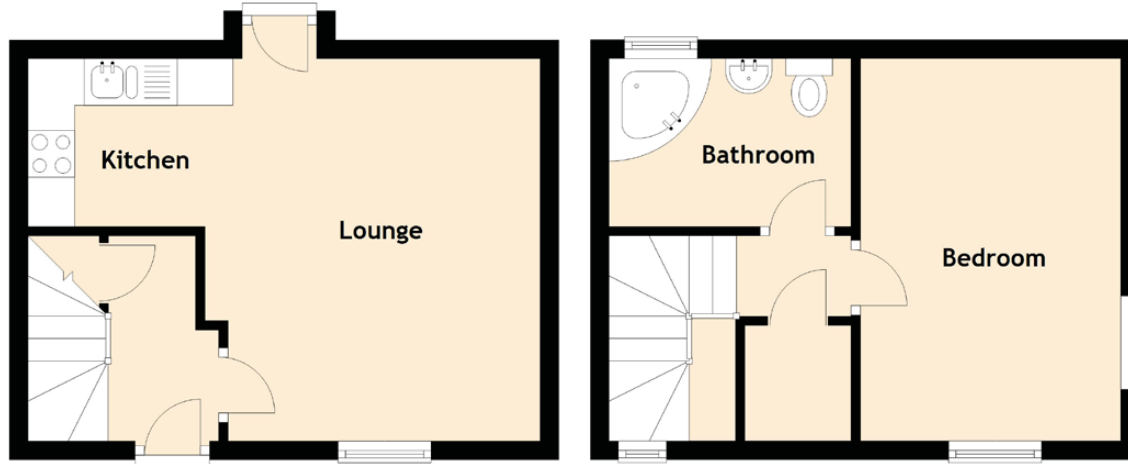
The property benefits from good storage cupboards on both floors.

The shared side and rear garden is hard landscaped which provides easy maintenance



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



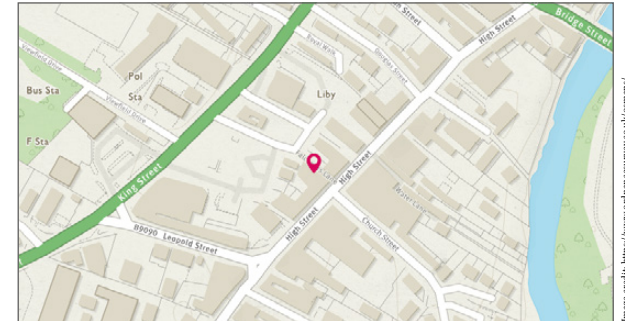
Approximate Dimensions (Taken from the widest point)

Lounge	4.42m (14'6") x 3.40m (11'2")
Kitchen	2.20m (7'3") x 1.80m (5'11")
Bedroom	4.10m (13'5") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 1.70m (5'7")

Gross internal floor area (m²): 46m²

EPC Rating: E

Extras (Included in the sale): All floor coverings, blinds and curtains where applicable. Cooker and other white goods are also included in the sale.




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Text and description
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Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer