



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**3 Doocot Road**

AULDEARN, INVERNESS, HIGHLAND, IV12 5TF



# THE LOCATION

Located in the peaceful village of Auldearn close to Nairn, this attractive bungalow is located in the quiet and historic village of Auldearn just over two miles east of Nairn and eight miles from Forres. The property is a short walk from the local primary school, hotel and post office/convenience store.

Nairn, "The Riviera of the North", has many local services including a modern cottage hospital, a varied array of shops, Post Office, railway station, hotels, restaurants, supermarkets and secondary school. A popular holiday destination since Victorian times, Nairn has a host of features which continue to offer a memorable leisure experience. You can enjoy 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 course.

Nairn is sixteen miles from Highland's capital city of Inverness where a wider range of facilities is available. Inverness provides a full range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport (eleven miles to the west) is well connected to other UK & overseas destinations. The Scottish Highlands are a magnet to lovers of the outdoors with easy access to the winter and summer sports playgrounds of The Cairngorms National Park.





# 3 DOOCOT ROAD

McEwan Fraser Legal is delighted to offer this superb opportunity to purchase a three bedroom bungalow located in the peaceful village of Auldearn.

The property has been constructed over one level but with the relevant planning, there is the potential to convert the loft to further accommodation. The property consists of an entrance vestibule, hall with storage cupboard, main lounge, fitted kitchen with ample base and wall units with space for dining and utilities. Three large double bedrooms all with storage cupboards, the family bathroom completes the accommodation. In addition, there is a stair from one of the bedrooms that gives access to the large loft which is currently used for additional storage.

The garden ground has a mixture of grass, pathways, patio areas, borders with plants and shrubs, the garden is mainly to the rear of the property and has an elevated decking area which is ideal for outside entertaining and barbecues. In addition, there is a luxury shed which is fully insulated and lined with power and light and benefits from having a small wood burning stove, ideal for use as an office or home gym.

Viewings are highly recommended and by appointment only.







# THE DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.70m (12'2")
Kitchen/Diner	4.80m (15'9") x 3.20m (10'6")
Bedroom 1	4.40m (14'5") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 2.50m (8'2")
Bathroom	1.80m (5'11") x 1.80m (5'11")

Gross internal floor area (m²): 86m² | EPC Rating: D

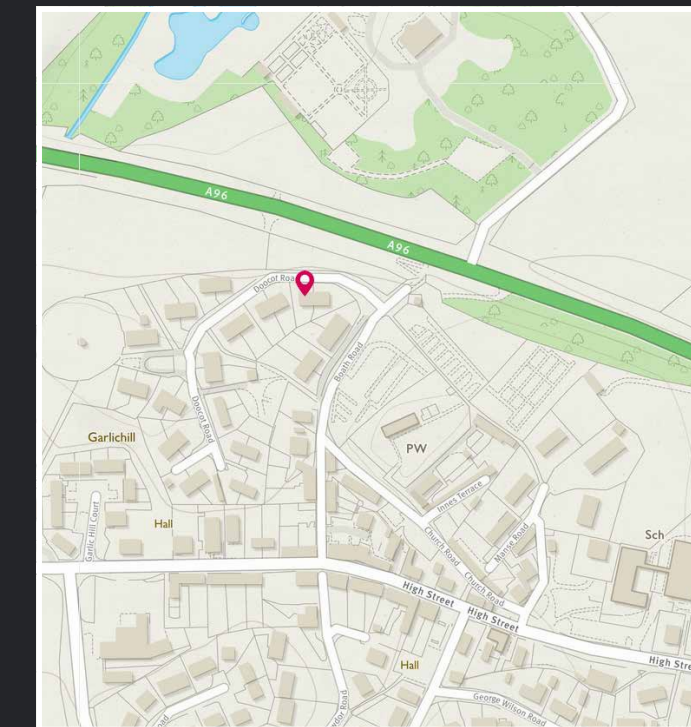


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