



*A wonderful development opportunity in a strong end of cul-de-sac location*



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McEwan Fraser Legal is delighted to offer a wonderful development opportunity showcasing a desirable cul-de-sac location superb off-road parking and a fully enclosed large rear garden. The property is a non-standard Dorran style three-bedroom detached villa on the west side of Nairn within easy reach of Rosebank Primary School, Nairn Academy and three minutes drive from the popular Nairn Golf Club.

# THE LOUNGE



The accommodation is on one level with the main hallway giving access to a large lounge with bay window, sizeable kitchen with Aga plus excellent cupboard space. An external door leads to the extensive decking and garden.

# THE KITCHEN



There are three bedrooms; two large doubles and a third smaller room with built in storage. There is also a small family bathroom with separate shower.

# BEDROOM 1



# BEDROOM 2 & 3



# THE SHOWER ROOM



The property is double glazed, connected for gas central heating plus offers a wood-burning fire in the lounge. This home requires considerable modernization but benefits from its highly desirable location and generous land size.

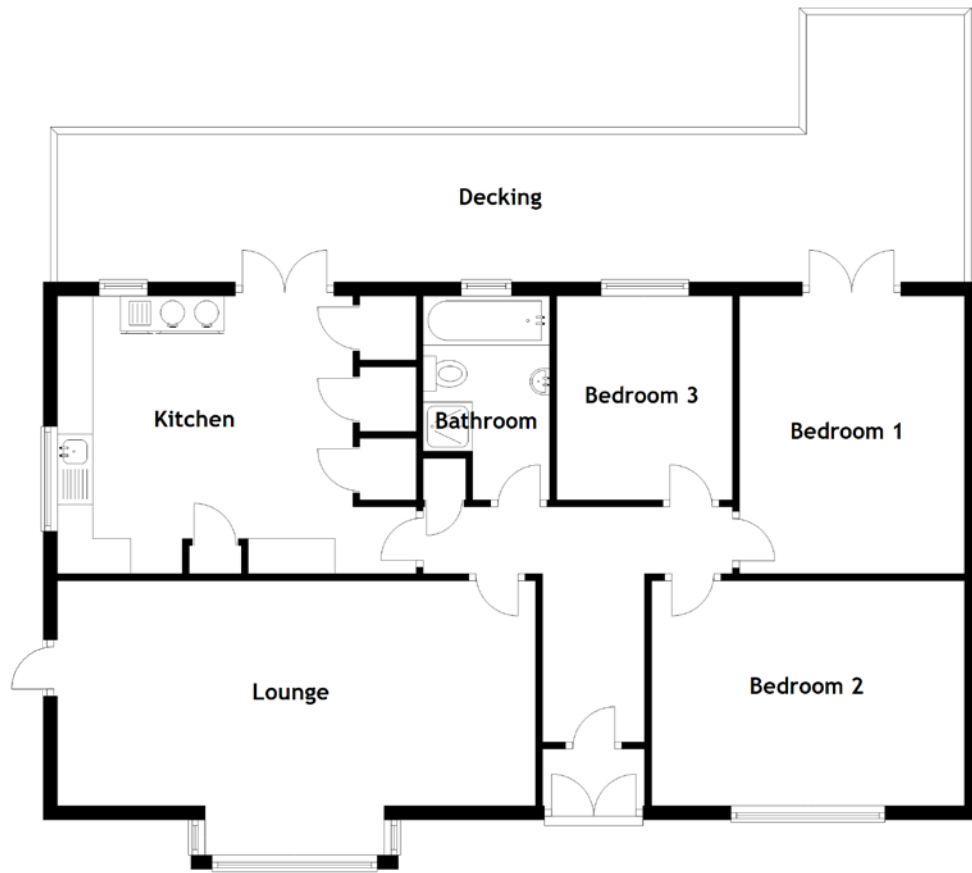
To the rear is an exceptionally large garden laid to lawn and a covered raised decking area. To the front of the property is an impressive, interlocked brick parking area capable of holding four/five cars.

This unique location and generous sized plot will appeal to those seeking to modernize or further develop this sizable property to suit their own specifications.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

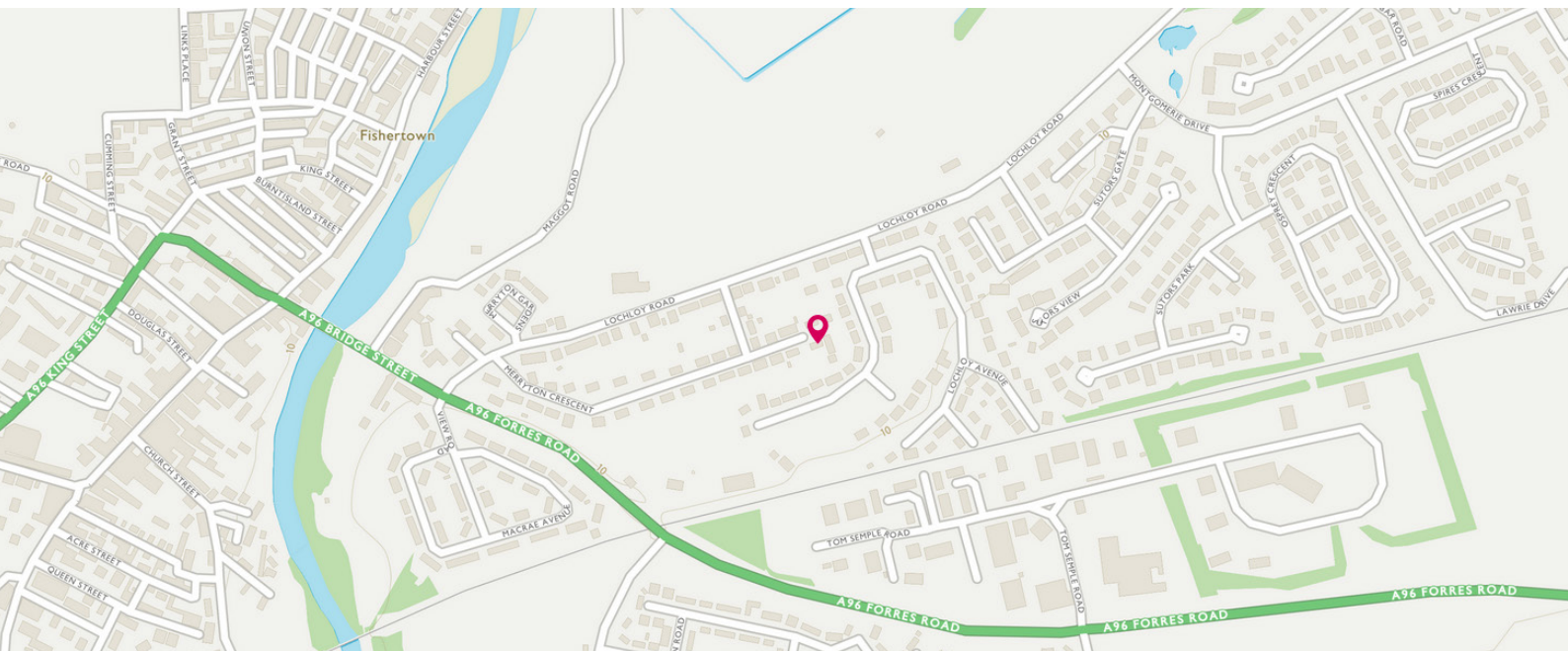


Approximate Dimensions (Taken from the widest point)

Lounge	6.80m (22'4") x 3.20m (10'6")
Kitchen	5.10m (16'9") x 3.95m (13')
Bedroom 1	3.95m (13') x 3.20m (10'6")
Bedroom 2	4.45m (14'7") x 3.20m (10'6")

Bedroom 3	2.90m (9'6") x 2.50m (8'2")
Bathroom	2.90m (9'6") x 1.80m (5'11")
Decking	12.90m (42'4") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>  
EPC Rating: F





# THE LOCATION

This spacious property is located close to Nairn Dunbar Golf Course at Merryton Crescent in a secluded location at the end of a long Cul de sac, a short walk from the town centre. Nairn, 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 that continue to offer an unforgettable leisure experience. You can enjoy sandy beaches, riverside walks and the promenade has fantastic views across 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. 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 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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