




McEwan Fraser Legal

Solicitors & Estate Agents

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Duchally House

3/5 WELLINGTON ROAD, NAIRN, IV12 4RE

“a magnet for lovers of the outdoors with easy access to the winter and summer sports playgrounds of The Cairngorms National Park”



NAIRN,
HIGHLAND,
IV12 4RE



Duchally House is located a short walk from both the town centre and railway station. Nairn, described as “The Riviera of the North” in early British Railways advertisements has many local amenities including a modern cottage hospital, varied shops and supermarkets, Post Office, hotels, restaurants and primary and secondary schools. A popular holiday destination since Victorian times, Nairn has a host of features which continue to offer unforgettable experiences such as 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 track. Nairn is sixteen miles from Highland’s 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.

DUCHALLY HOUSE



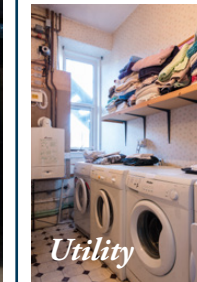
McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this very distinctive traditional Victorian detached stone villa with thirteen bedrooms along with the adjacent five-bedroom cottage. This cottage can also function as two separate residences containing two bedrooms and three bedrooms respectively thereby increasing letting potential. The properties are currently being operated as a highly successful and profitable guest-house but are being

sold as a residential property although it should be noted that full planning permission is in place to change the use into a residential care home.

The main house is built over three floors giving a spacious and versatile layout. The very distinctive turret, fine stonework, and bay window provide a very imposing presence and internally many of the period features such as intricate ceiling coving, raised skirting and fireplaces, have been retained.



Dining Room



Utility

“The accommodation on the ground floor consists of a large sitting room, spacious dining room, pantry, kitchen, laundry room and two en-suite bedrooms, one of which is part of the turret.”



Lounge





The main staircase leads to a further eight bedrooms (three en-suite), a family bathroom and separate shower room on the first floor. This floor is also accessed separately by a servants' staircase. The upper floor contains another three bedrooms and a bathroom.



Bed 1



Bed 2



Bed 3



Bed 4



Bed 5



Bed 6



Bed 7



Bed 8



Bed 9



Bed 10



Bathroom

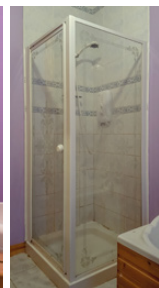
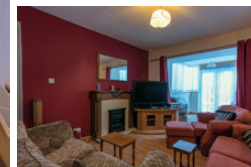
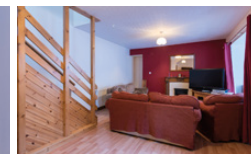


Shower Room

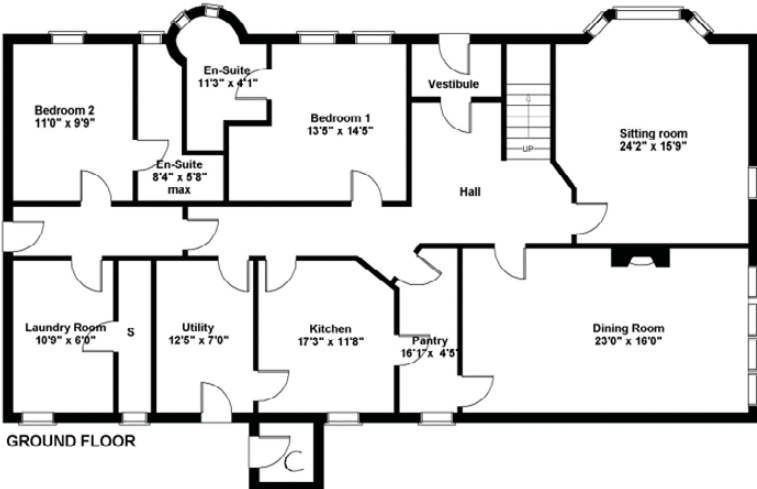
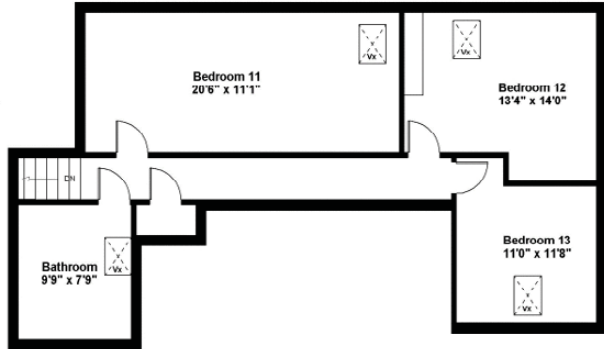
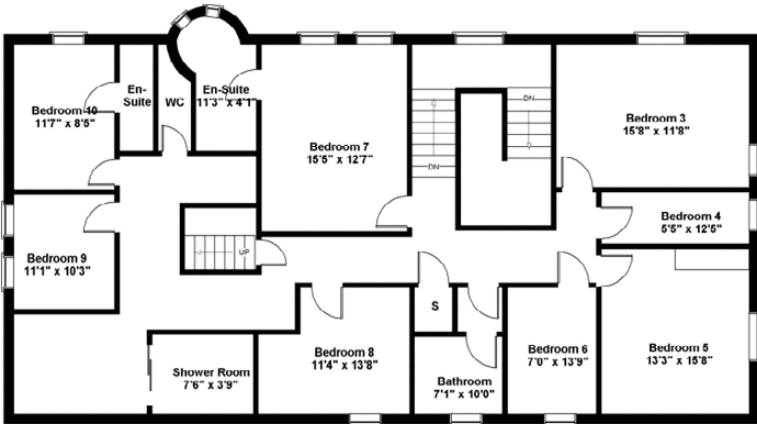
DUCHALLY COTTAGE

The cottage is accessed from the rear courtyard area and is accessed directly from Wellington Road. The cottage has been converted into two separate units and has provided excellent income as both holiday self-catering accommodation and long-term rentals. It could easily be converted back into one larger property.

The property is surrounded by large garden grounds which have extensive car parking offset with lawn and shrubs.

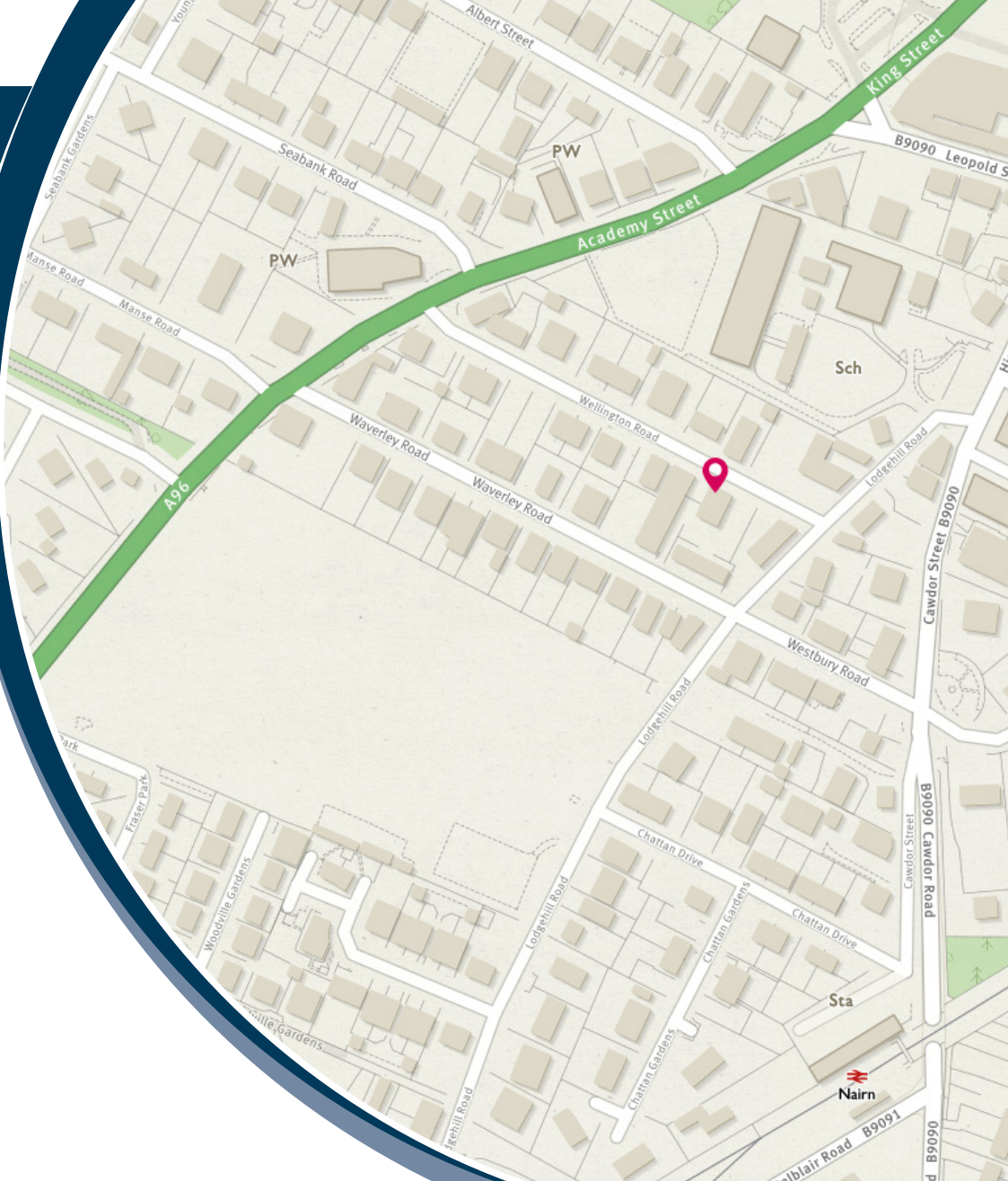
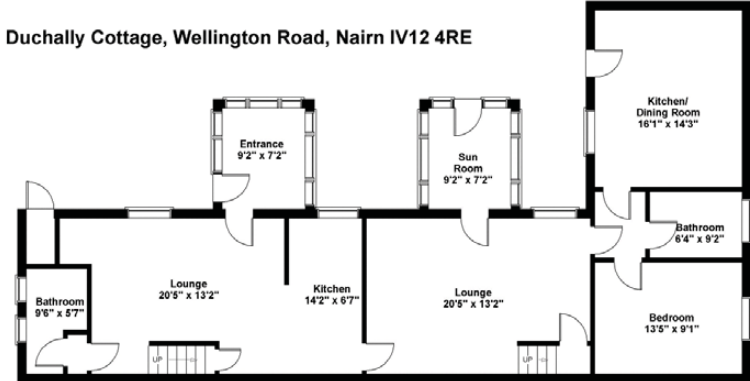
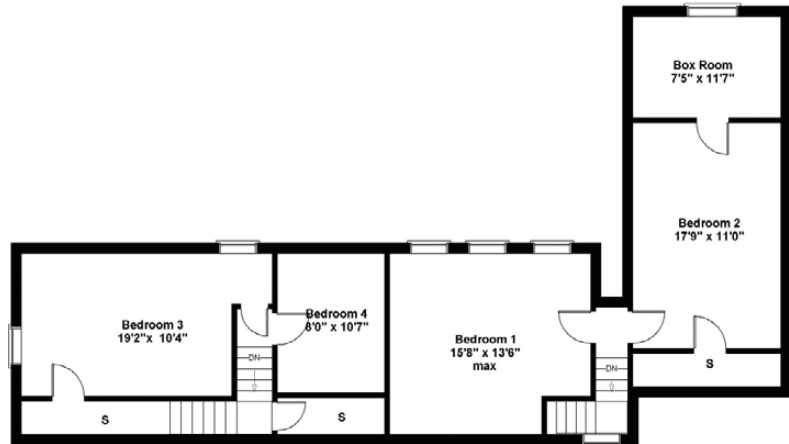


FLOOR PLAN & LOCATION



Magnificent thirteen bedroom house with five bedroom cottage, offering large earning potential as guest house.

Total Gross internal floor area (m²) - 671m² | EPC Rating - F





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