

# 1 Portland Terrace

CHURCH STREET, NAIRN, IV12 4AS



*A stunning 1 bedroom ground floor flat with its own private entrance, only 1 minute from Nairn High Street*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this stunning 1 bedroom ground floor flat with its own private entrance, located in the heart of Nairn, only a 1-minute walk from the High Street and local amenities. The property is brilliantly situated whether as a first-time purchase, a downsize, a coastal retreat or a fantastic investment opportunity as a holiday let with Nairns famous beach only approximately 10 minutes walk from your front door.

# THE LOUNGE



Inside, the property comprises:

- Gorgeous living area with newly installed multifuel stove
- Fully equipped galley kitchen with under-counter storage and wall-mounted cupboards



# THE KITCHEN







- 1 double bedroom
- A second smaller room that could be a single bedroom or office
- Family bathroom with shower over bath suite

# THE BATHROOM



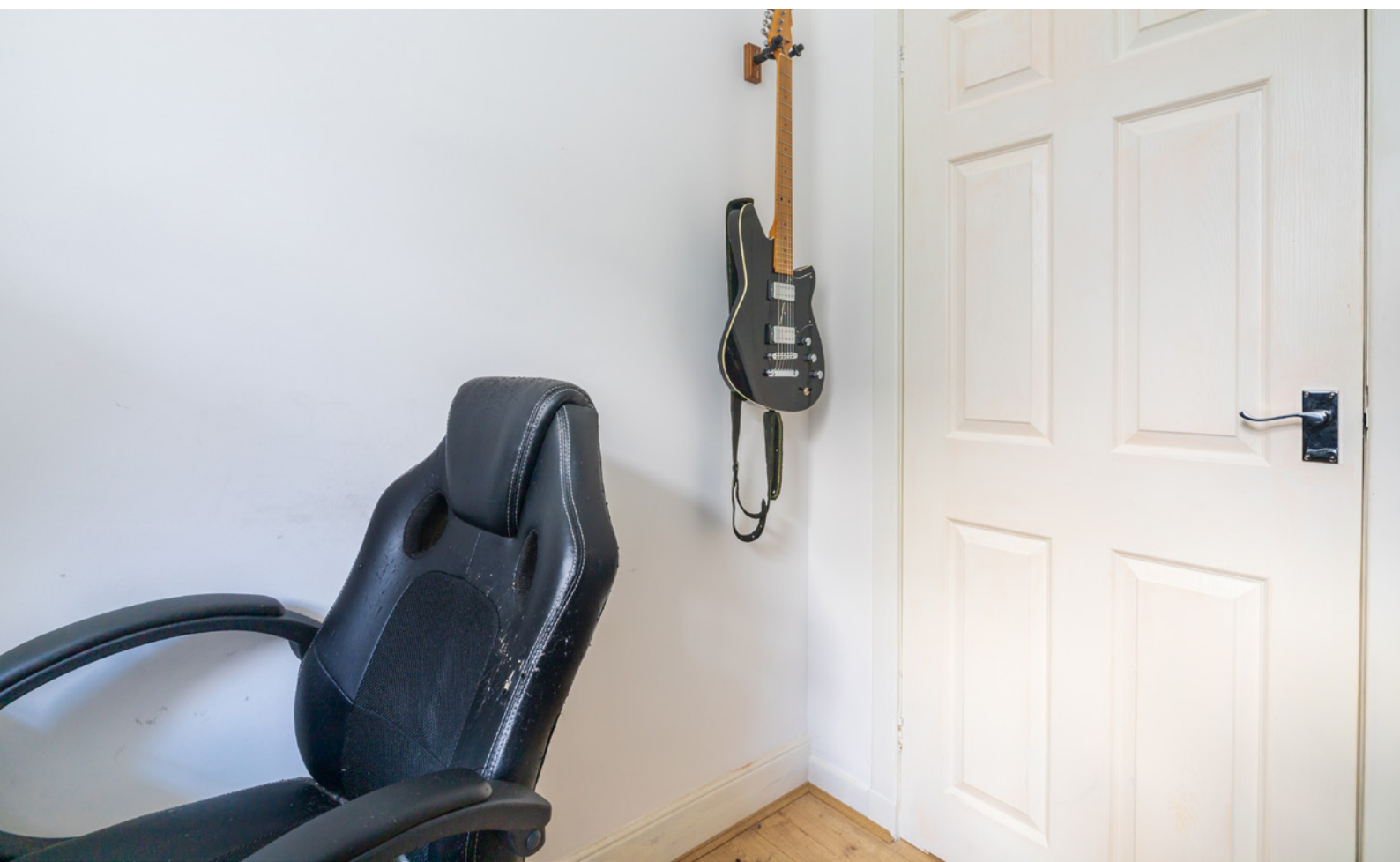


# THE BEDROOM





# THE OFFICE





In addition, the property includes a shared garden area at the rear and parking at the front requires a residents permit that would need to be obtained from the local council.

This really is a wonderful property in a superb location with shops, a beach and a railway all within 10 minute's walk and Inverness airport only 15 minutes by car, with daily flights to and from London Gatwick and further afield.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

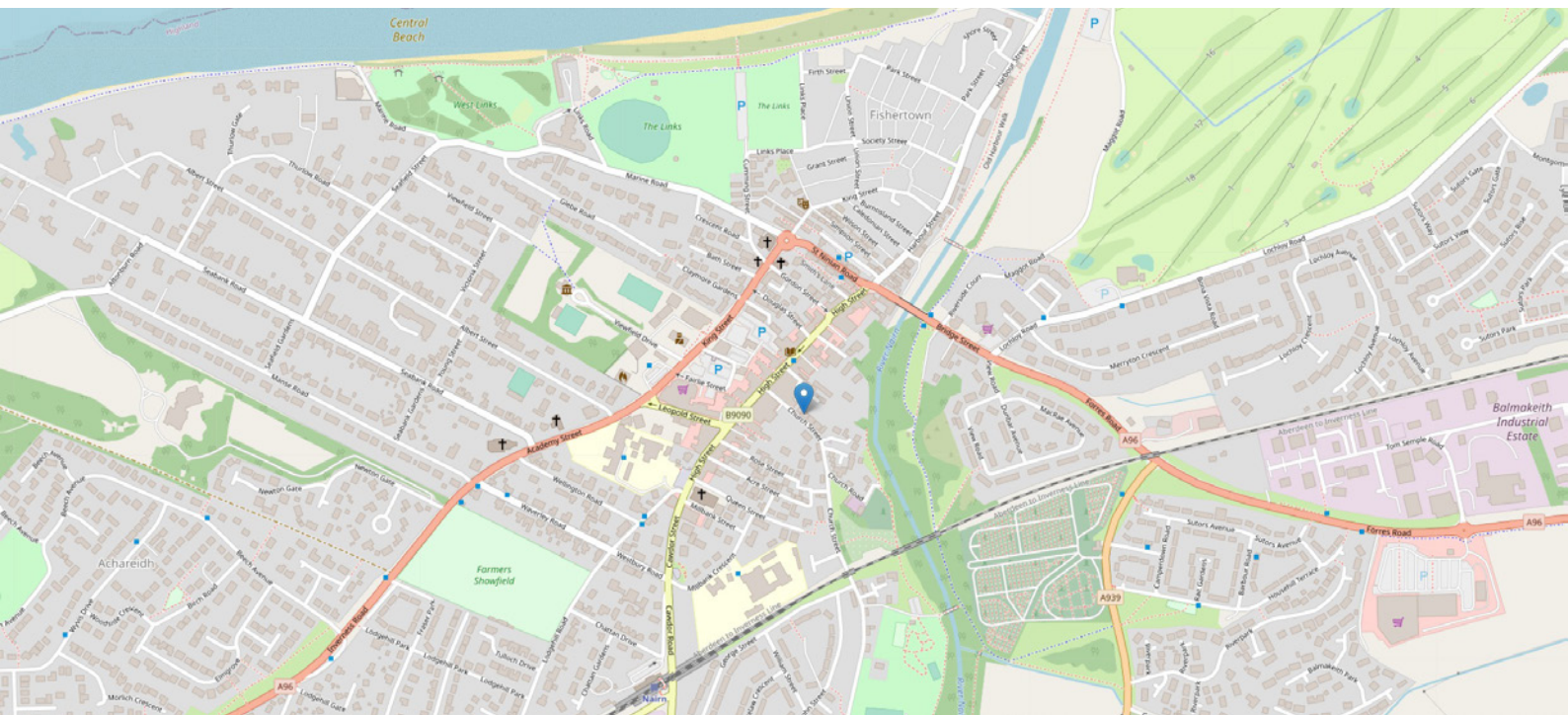


Approximate Dimensions (Taken from the widest point)

Lounge 3.90m (12'10") x 3.10m (10'2")  
 Kitchen 3.70m (12'2") x 1.90m (6'3")  
 Bedroom 3.90m (12'10") x 2.60m (8'7")

Office 2.60m (8'6") x 1.70m (5'7")  
 Bathroom 2.60m (8'6") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>  
 EPC Rating: D





# THE LOCATION

Portland Terrace is located just a 1-minute walk from the High Street and around 8 minutes on foot from the Railway station. Nairn was described as “The Riviera of the North” in early British Railways advertisements and has many local amenities including a modern cottage hospital, varied shops and supermarkets, a 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.







Nairns East is only around a 10-minutes walk from the property and the beach stretches for miles all the way along the coast to Findhorn. The town is the home of the world-famous Nairn Golf Club, the 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 is 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 including daily flights to and from London Gatwick

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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Surveyor



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