

# 1 Boath Road

AULDEARN, IV12 5TB



*A beautiful two-bedroom cottage in Auldearn, Nairn, fully modernised and upgraded throughout, with two shower rooms, driveway parking and an outside Sauna unit*



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 two-bedroom end-terrace cottage in the quiet and historic village of Auldearn just over two miles east of Nairn.

The property has been upgraded and modernised throughout by the current owners from top to bottom and front to back, including the addition of an en-suite shower room, a modern downstairs shower room, a recently installed kitchen and, outside, a lovely landscaped garden over two tiers, with a seating area and even an outside sauna. This is one of the reasons that the house has actually been such a lucrative holiday let previously.

# THE LOUNGE



Inside, the property comprises:

- Spacious lounge area
- Fully equipped kitchen
- Downstairs modern shower room
- Two first-floor bedrooms, the master bedroom with en-suite shower room

# THE KITCHEN



# THE SHOWER ROOM





upgraded and modernised throughout by the current owners from top to bottom and front to back

# BEDROOM 1





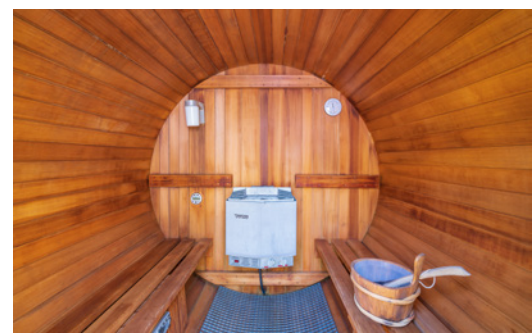
# BEDROOM 2



In addition to this, the property includes a driveway to the side of the building.

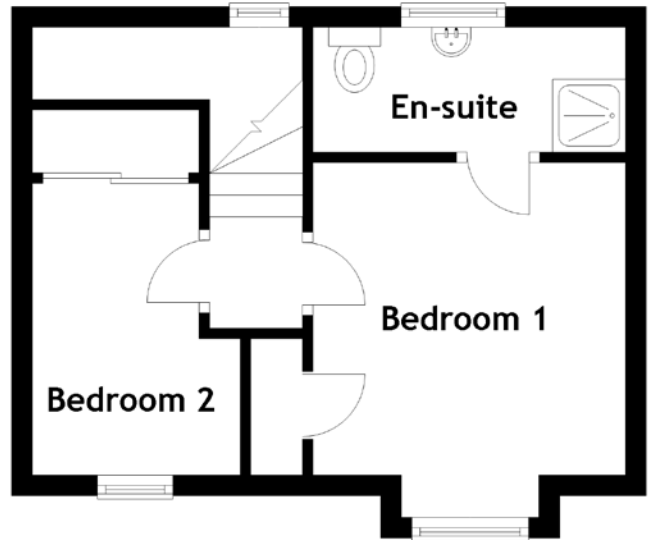
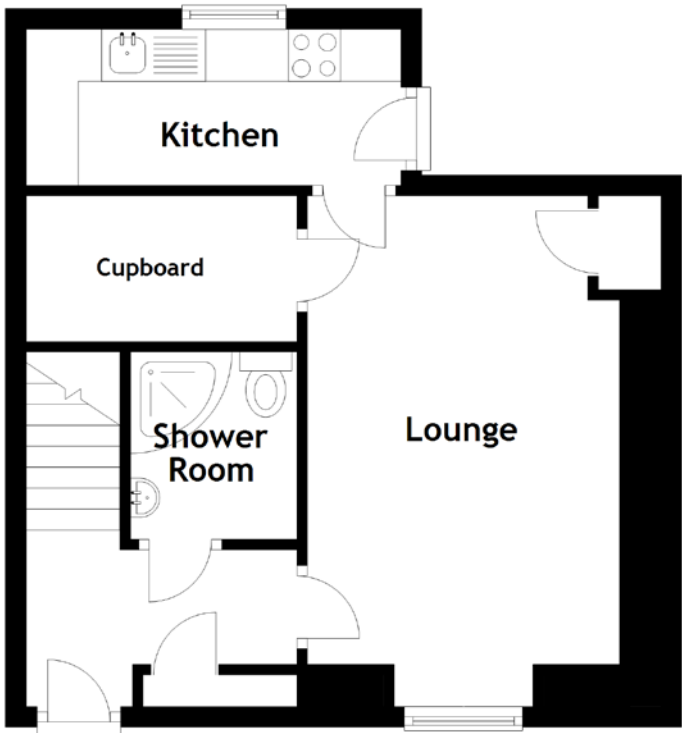
This is a rare opportunity to acquire a fully turnkey property in a fantastic location, ideal as a first-time purchase, a holiday home base in Moray and the Highlands or a very successful holiday let.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

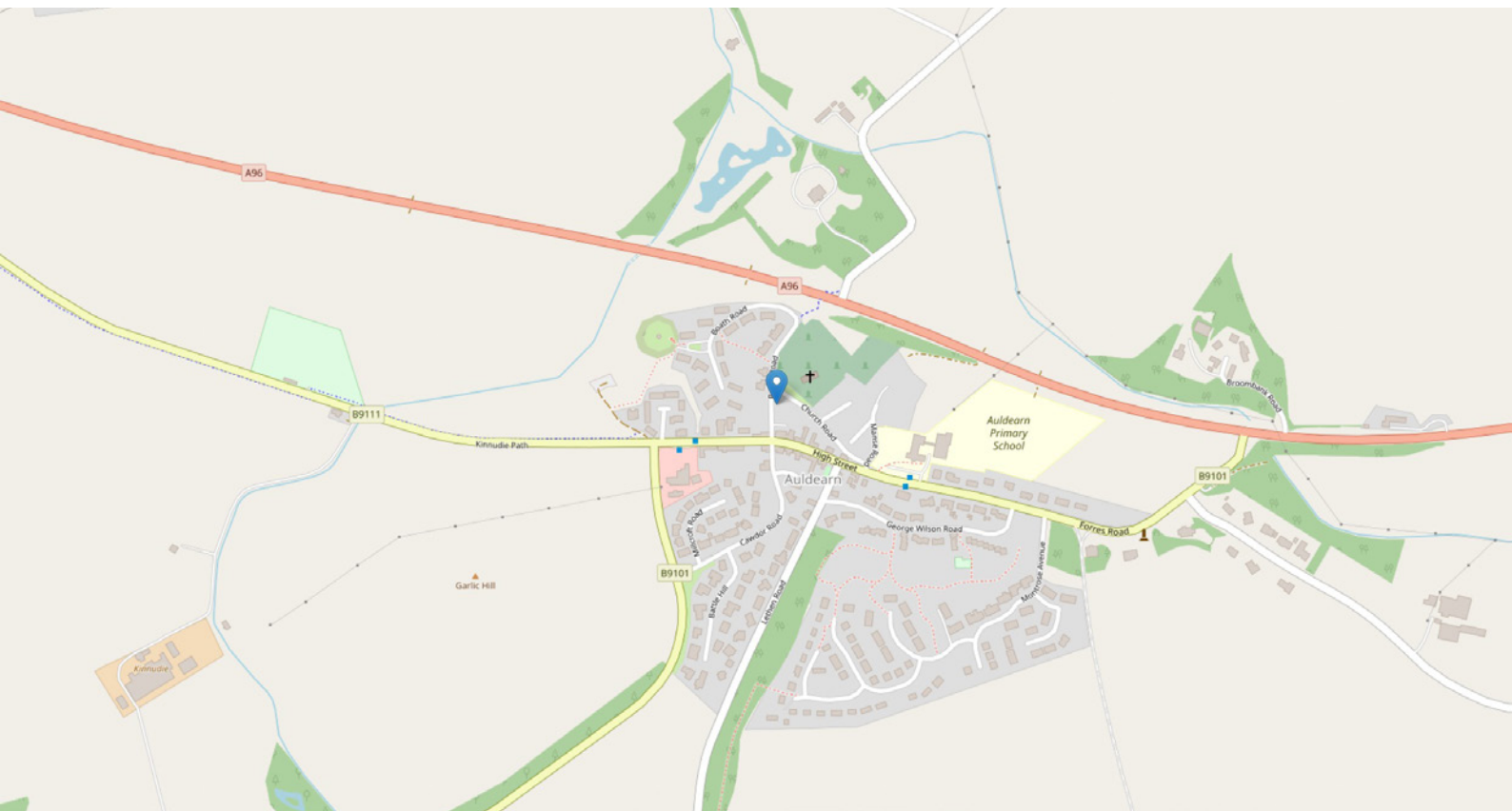


Approximate Dimensions  
(Taken from the widest point)

Lounge 4.50m (14'9") x 3.30m (10'10")  
 Kitchen 3.60m (11'10") x 1.50m (4'11")  
 Shower Room 1.80m (5'11") x 1.60m (5'3")

Bedroom 1 3.00m (9'10") x 3.00m (9'10")  
 En-suite 3.00m (9'10") x 1.20m (3'11")  
 Bedroom 2 2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup>  
 EPC Rating: D



# THE LOCATION

Boath Road 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 away from the local primary school and hotel.





Nairn, "The Riviera of the North", has many local services including a varied array of shops, a Post Office, a 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, 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 along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport (eleven miles away) 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. 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)

Part  
Exchange  
Available



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.