







# NAIRN

HIGHLAND, IV12 4TE

This spacious property is located in a quiet cul-de-sac on the west side of Nairn, a short walk from the town centre and all its amenities.

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 which continue to offer an unforgettable leisure experience. You can enjoy sandy beaches, riverside walks and the promenade with fantastic views over the busy harbour 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 north-west 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.





# 19 CLOVA CRESCENT

NAIRN, HIGHLAND, IV12 4TE

“... APPEALING FAMILY HOME ...”

McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this spacious and well-presented three-bedroom semi-detached villa, on the west side of Nairn within 5 minutes walking distance of Nairn Academy.

The accommodation is over two levels with the main hallway giving access to the lounge, well-fitted kitchen/dining/family room, and WC. The upper floor has a further three bedrooms, one with fitted wardrobes, and a family bathroom (including a shower over the bath). The property also benefits from both double glazing and gas central heating.

The low maintenance front garden has been laid mainly to lawn. The private rear garden has been laid mainly to lawn with a paved patio area fully enclosed by a mix of wooden fencing and wall. In addition to this, the property includes a drive for off-road parking and attached garage.

This appealing family home would make a great first-time-buy or Buy-To-Let investment.







# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 3.20m (10'6")
Kitchen	3.70m (12'2") x 2.30m (7'7")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
Bedroom 2	3.10m (10'2") x 2.60m (8'6")
Bedroom 3	3.00m (9'10") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 2.00m (6'7")
WC	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup> | EPC Rating: E

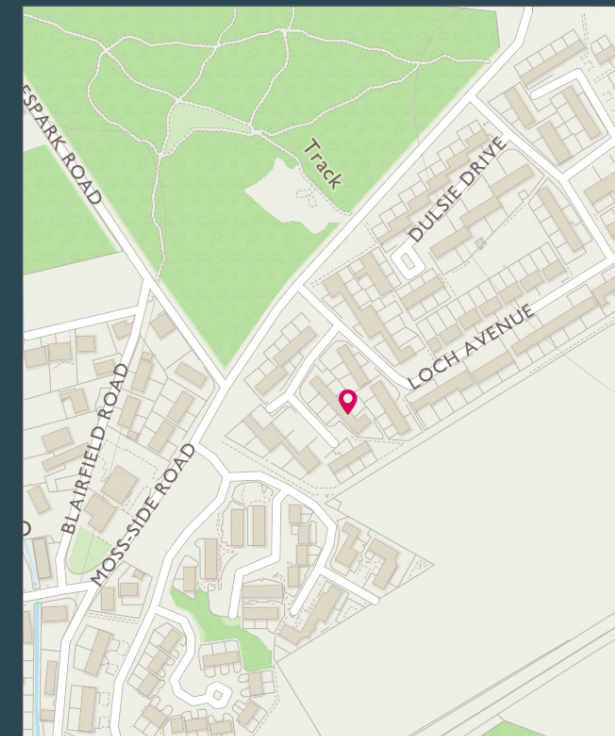


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 Photographer



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 Designer