McEwan Fraser Legal
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122 Lawrie Drive

NAIRN, IV12 5TY



A well-presented two-bedroom bungalow with open-plan living, conservatory, generous parking and an enclosed rear garden



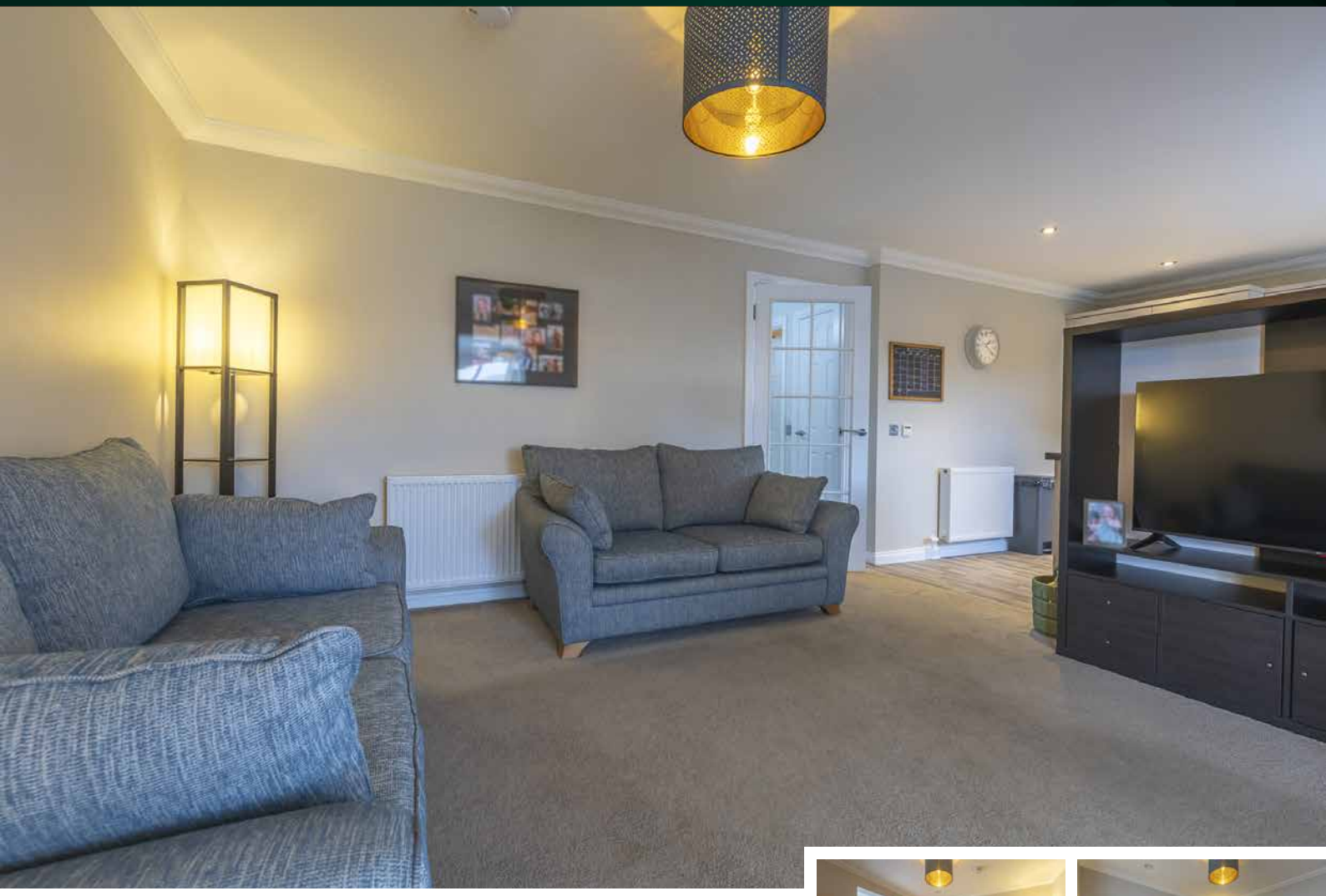
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This attractive two-bedroom semi-detached bungalow, built by Springfield, offers well-arranged accommodation with a layout that makes excellent use of the available space. Presented in walk-in condition, the property is ready for its next owners to move straight in and make themselves at home.

THE LOUNGE









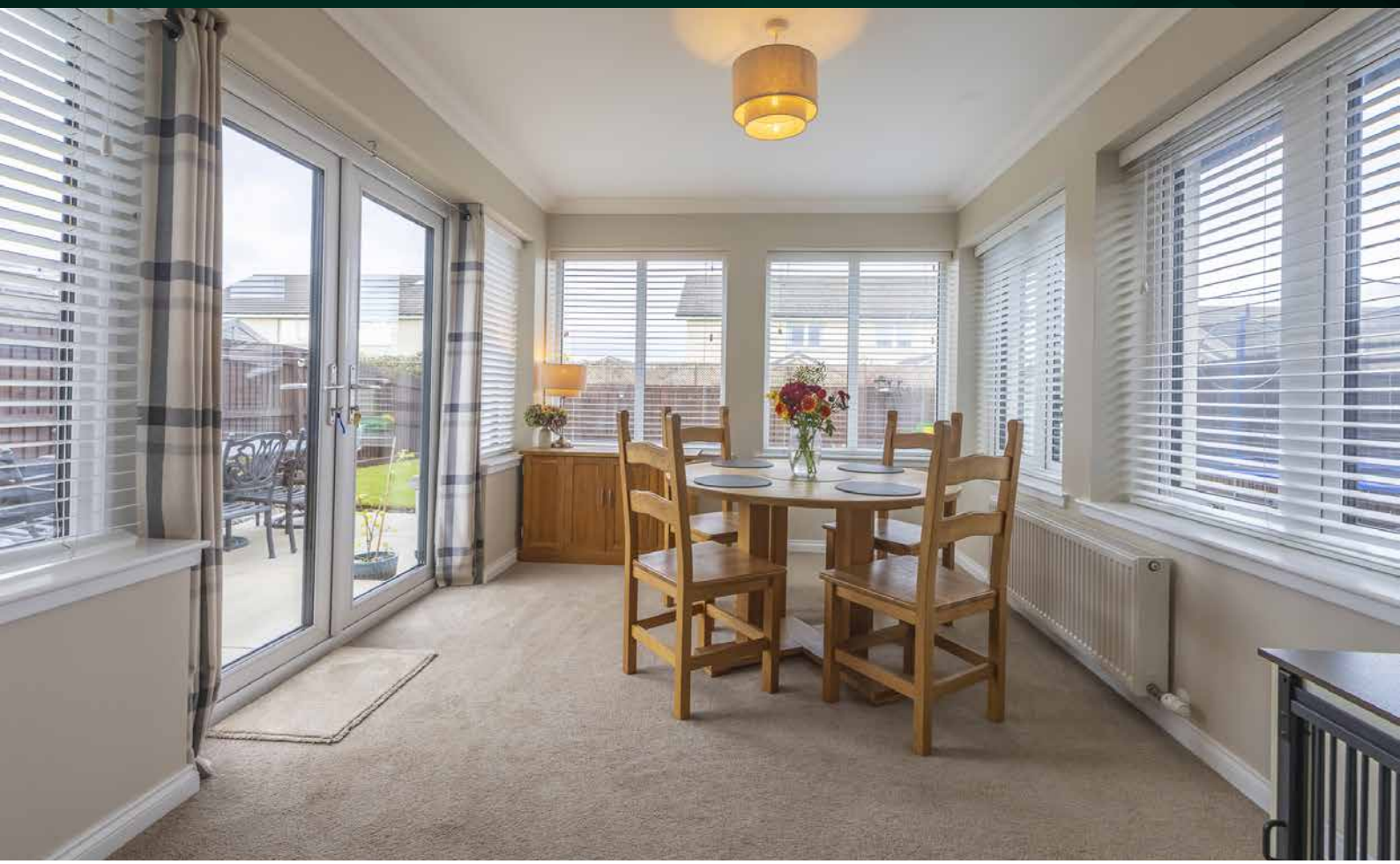
The entrance vestibule provides a practical first impression, with a useful storage cupboard offering space for shoes, coats and everyday essentials. The main living accommodation centres around an open-plan kitchen and lounge, creating a sociable space that works equally well for relaxing or entertaining. The sunroom extends the living space further and provides an additional area to enjoy overlooking the rear garden.

THE KITCHEN





THE SUN ROOM



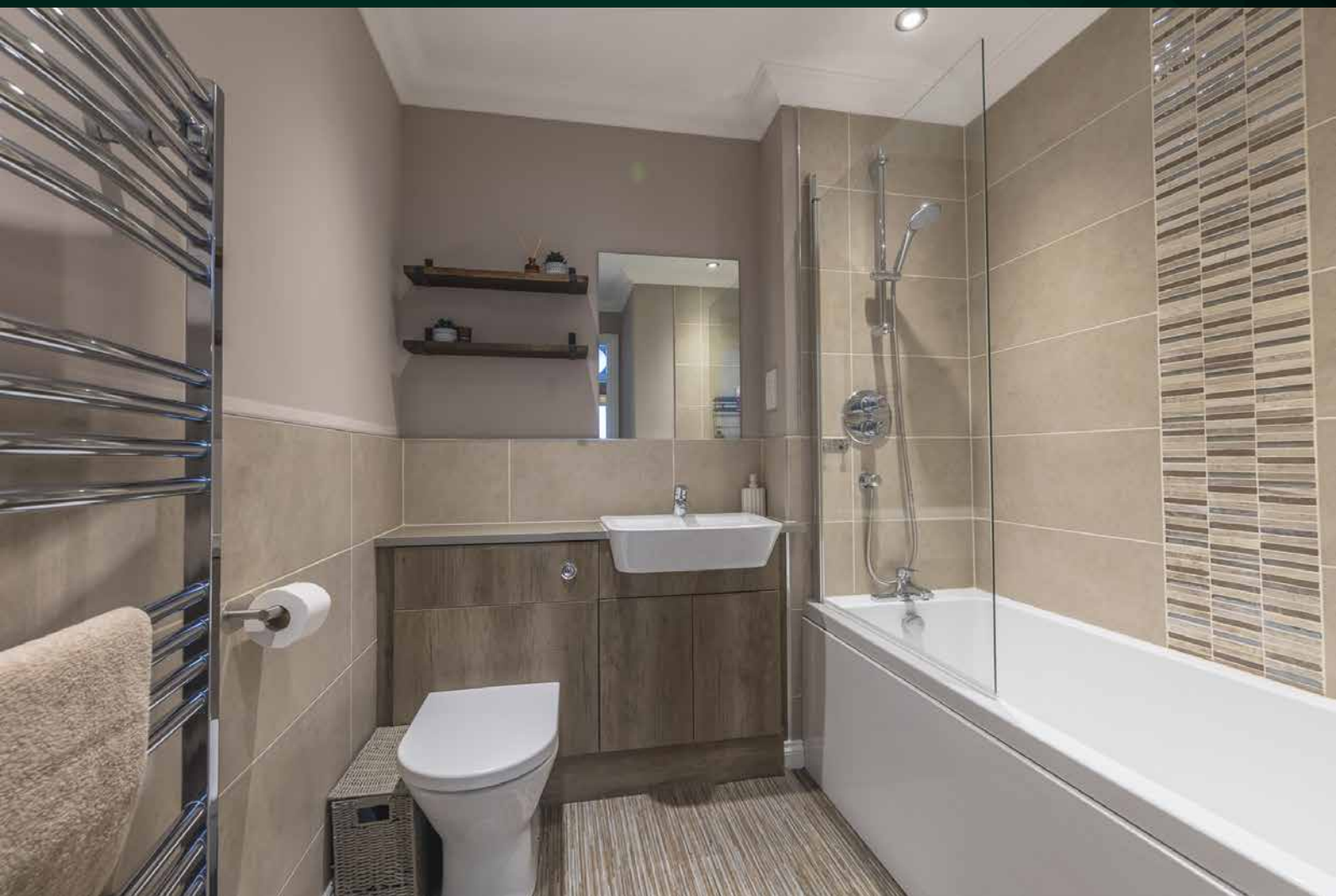






There are two well-proportioned bedrooms. Bedroom one benefits from double fitted wardrobes, while bedroom two has a single fitted wardrobe, providing useful built-in storage without taking away from the available floor space. A family bathroom completes the internal accommodation.

THE BATHROOM



BEDROOM 1





BEDROOM 2





Outside, the property has much to offer. The enclosed rear garden is a particularly useful feature, with a combination of patio and lawn providing space for outdoor dining, relaxing or gardening. A wooden shed offers additional storage for garden equipment and outdoor essentials. To the front, there is off-street parking for up to four vehicles, a welcome advantage for households with multiple cars or visiting family and friends.

Offering comfortable single-level living, useful additional space and excellent parking provision, this is a property that deserves to be viewed.

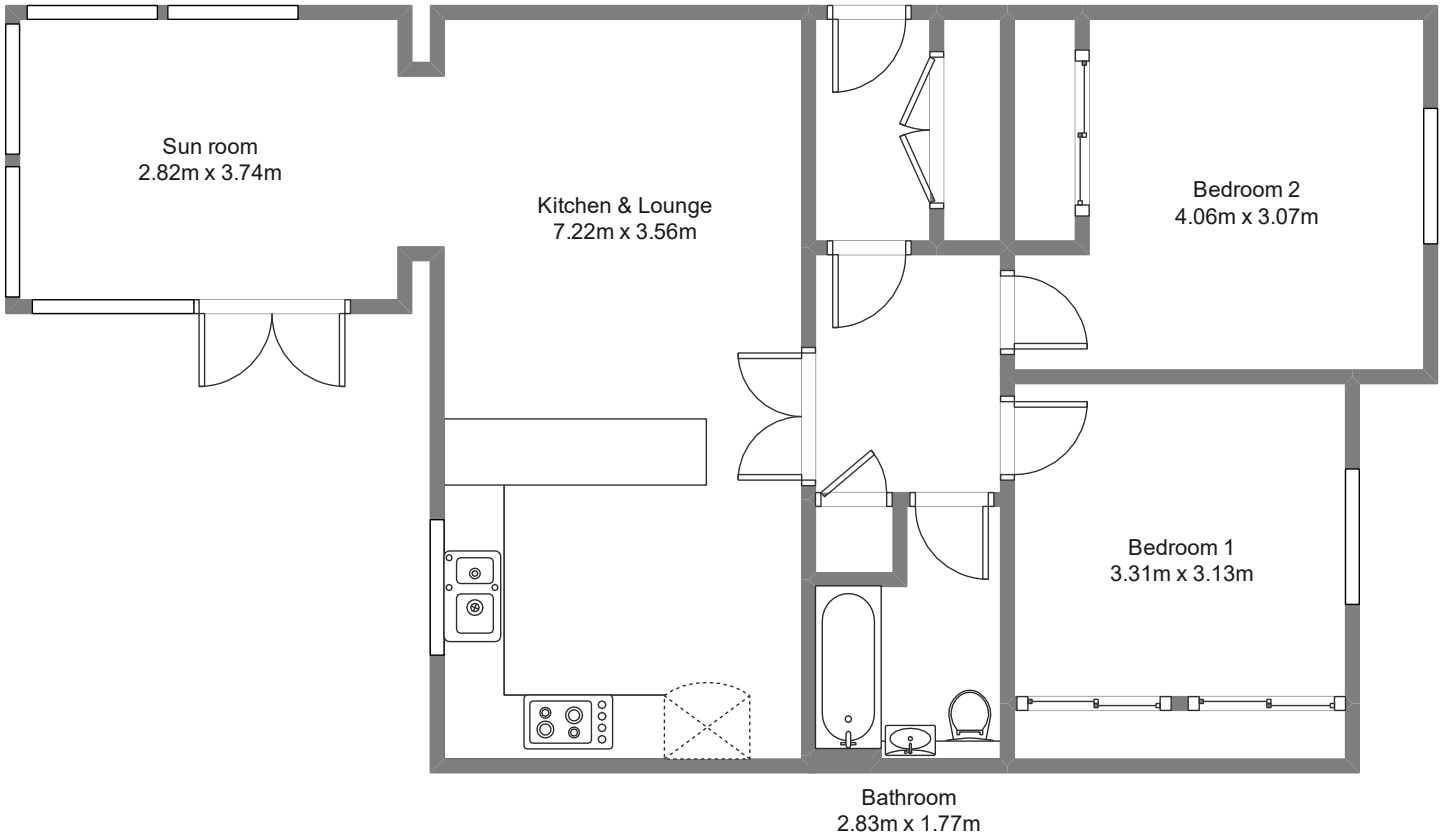
EXTERNALS







FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 80m^2 | EPC Rating: C



THE LOCATION

Nairn is an established and popular coastal town on the Moray Firth, offering an excellent range of amenities, leisure facilities and recreational opportunities. Its sandy beaches, attractive coastline and pleasant setting make it an appealing place to live throughout the year. The town has a good selection of shops, supermarkets, cafés, restaurants and everyday services. Educational facilities include the new Nairn Academy, local primary schools and Gaelic medium education, making the town an attractive choice for families.







Nairn also benefits from a varied cultural and community scene. Facilities include the local library, the Little Theatre, which hosts a range of performances and events, and Nairn Community and Arts Centre, providing a venue for arts, entertainment and community activities throughout the year. For golf enthusiasts, the town is home to two championship golf courses, Nairn Golf Club and Nairn Dunbar Golf Club, adding to the range of recreational opportunities available locally.

The surrounding area offers plenty of scope for enjoying the outdoors, with the beaches, promenade, harbour and countryside all providing opportunities for walking and recreation. Nairn also has a railway station with connections towards Inverness and Aberdeen, while the A96 provides convenient road links to Inverness, Forres and Elgin. Inverness Airport is also within easy reach by car, bus and train.

Combining coastal surroundings, a good range of local amenities, educational facilities and an active community, Nairn offers a particularly appealing place to call home.







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