



Two-bedroom first-floor apartment with a garage and private entrance in Firhall Village, Nairn, an over-45s development with communal facilities and parkland



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This bright and roomy two-bedroom first-floor apartment comes with its own private entrance and detached garage, set in a highly sought-after over-45s village. Located in the desirable Firhall Village on the western edge of Nairn, it's surrounded by beautifully kept communal parkland and designed for peaceful, community-focused living, all while being close to Nairn's beaches, golf courses, and local amenities. Offering a real sense of space and privacy, it feels more like a house than a typical apartment. Residents can also enjoy Firhall House, with its shared lounge, library, hall, and kitchen, a great social hub in this well-regarded development. Properties here don't come up often, so early viewing is advised.

THE LOUNGE

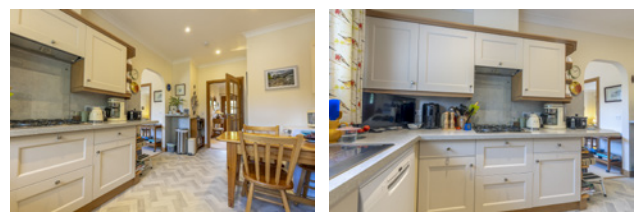


This bright and spacious first-floor apartment is well laid out and filled with natural light throughout. The standout feature of the home is the impressive lounge. Generous in size and flooded with natural light, it provides a real sense of openness rarely found in apartments, further enhancing the feeling of a larger home.

THE KITCHEN



The kitchen offers excellent cupboard space along with a comfortable seating area, making it a practical and sociable space. It flows through an attractive archway into a formal dining area, ideal for both everyday living and entertaining.



THE DINING ROOM





There are two well-proportioned double bedrooms, both with fitted wardrobes. The primary bedroom benefits from an en-suite shower room, while the second bedroom offers flexibility for guests, hobbies or home working. A well-appointed bathroom completes the accommodation, featuring a bath with a shower overhead.

THE BATHROOM



BEDROOM 1



The primary bedroom benefits from an en-suite shower room,



BEDROOM 2



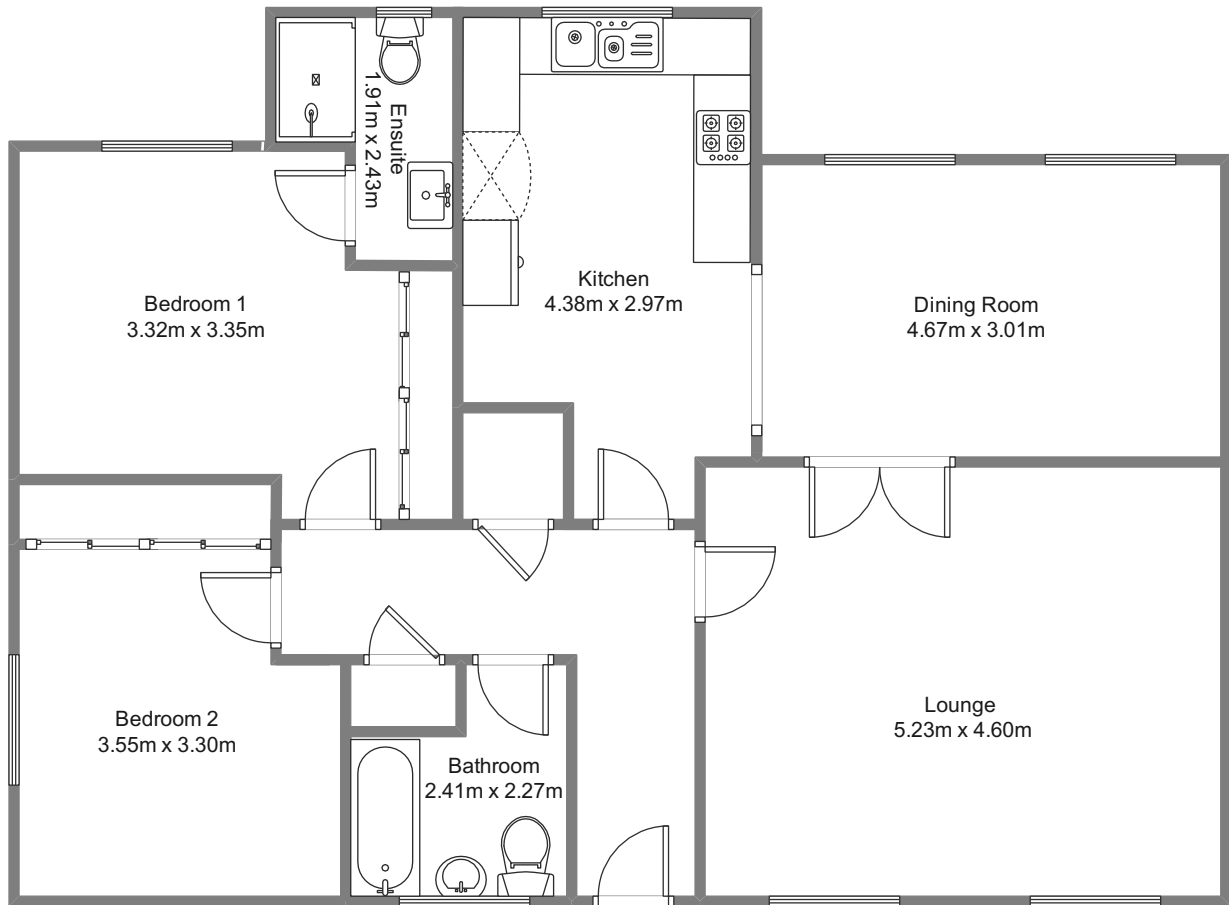
EXTERNALS



Key Features

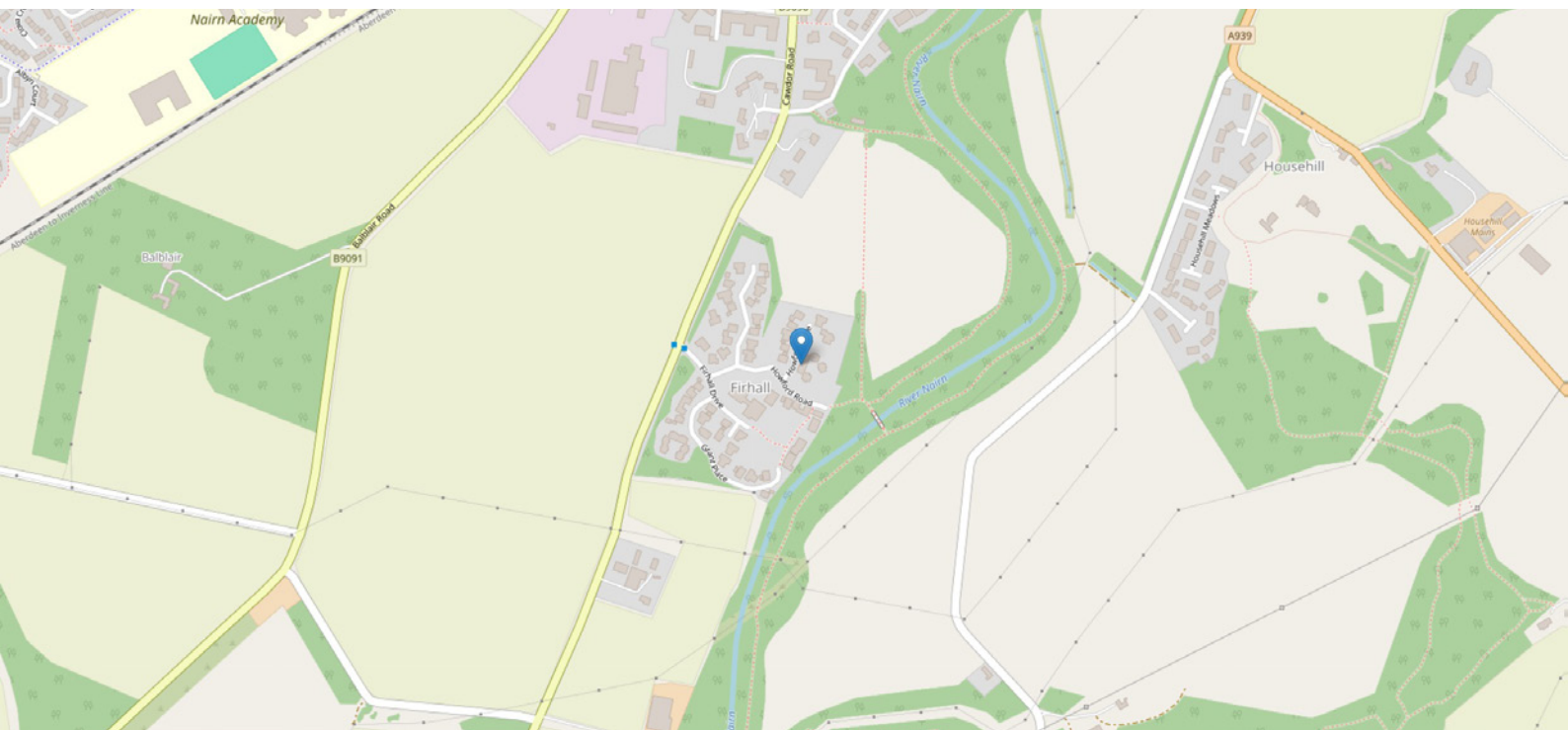
- Two-bedroom first-floor apartment
- Private front door access
- Spacious and bright lounge
- Kitchen with dining area
- Two double bedrooms with fitted wardrobes
- En-suite shower room to the primary bedroom
- Bathroom with a shower over the bath
- Detached garage en bloc
- Highly sought-after Firhall Village
- Exclusive development for the over-45s
- Access to Firhall House communal lounge, library and facilities
- Surrounded by beautifully maintained communal parkland
- Peaceful setting close to Nairn town centre, beaches and golf courses

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 103m² | EPC Rating: C



THE LOCATION

Firhall is a highly regarded over-45s village development set on the outskirts of Nairn, a charming seaside town on the Moray Firth, renowned for its long sandy beaches, stunning coastal views and the scenic River Nairn. The setting is ideal for those seeking a peaceful lifestyle while still enjoying excellent access to local amenities and outdoor pursuits. Perfect for outdoor enthusiasts, the area offers superb opportunities for walking, cycling and watersports, all within easy reach. The property is conveniently located approximately one mile from Nairn's beach and around one mile from both Nairn Golf Club and Nairn Dunbar Golf Club, making it particularly appealing to beach lovers and golfing enthusiasts alike.





Nairn town centre provides a great selection of independent shops, cafés and restaurants, along with a wide range of amenities including medical centres, leisure facilities, the Nairn Community and Arts Centre and a swimming pool. Golfers are especially well catered for, with two highly regarded nearby courses. Nairn Golf Club and Nairn Dunbar Golf Club both offer excellent facilities and breathtaking coastal views, with the Dunbar Links course widely recognised as one of Scotland's top golfing destinations.

For those looking to travel further afield, Inverness is approximately 16 miles away, offering a wider range of shopping, dining and cultural attractions. Nairn also benefits from excellent transport links, including a railway station with direct services to Inverness and beyond, as well as Inverness Airport, which provides regular domestic and international flights.

Combining coastal beauty, a relaxed pace of life and convenient access to Inverness, Nairn is widely considered one of the most desirable locations in the Highlands.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

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.