



21A Seabank Road, Nairn

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21A Seabank Road Nairn IV12 4EU

A spacious first-floor maisonette located within a sought after location in Nairn.

Nairn Beach 0.5 mile, Nairn station 0.6 mile, Inverness Airport 9 miles, Inverness 16.6 miles (miles are approximate)

Entrance hall | Sitting room | Dining room
Kitchen | Utility | WC | 3 Bedrooms | Shower room | Garden | Garage
EPC Rating: D

The property

21A Seabank Road is situated within a handsome bay-fronted period property, in the heart of thriving Nairn and offers charming, versatile accommodation arranged across a single floor.

The welcoming entrance hall flows into the dual-aspect sitting room, a sociable 15 ft. space with coving and a feature fireplace. Adjacent is a formal dining room with a walk-in bay. The kitchen comprises a range of wall and base cabinetry and various integrated appliances. The property also benefits from a separate utility room with space for appliances.

There are three bedrooms in the property. The principal bedroom is around 15 ft. and has a dual aspect. Serving the bedrooms is a shower room and also a separate WC completing the accommodation.

Outside

The property sits in a prime position on a desirable road in the centre of Nairn and is approached via a gated driveway. The driveway leads to a detached garage. The property is entered via steps up to an attractive raised

terrace and there is also a well-maintained rear garden comprising large sections of level lawn with several mature trees, shrub and flower borders.

Situation

Set on the stunning Moray coast, the vibrant Victorian town of Nairn is renowned for its dry, sunny climate and beautiful beaches and offers a wide range of day-to-day amenities including independent and High Street shopping, supermarkets, banks, hotels, cafés and restaurants, an art gallery, library and community centre. The town offers good leisure facilities including a marina with sailing club, sports centre, swimming pool, cricket pitch, tennis club and two local world-class Championship golf courses. More extensive shopping and leisure facilities can be found in Inverness, the main business and commercial centre in the Highlands. Communication links are excellent: the nearby A96 links to Inverness Airport, Inverness and the A9 giving access to the Northern Highlands, Nairn station offers regular direct services to Inverness with onward links to major regional centres. Inverness Airport offers regular domestic and European flights.

The area offers a good range of state primary and secondary schooling, with the noted Gordonstoun independent school approximately 23 miles away.





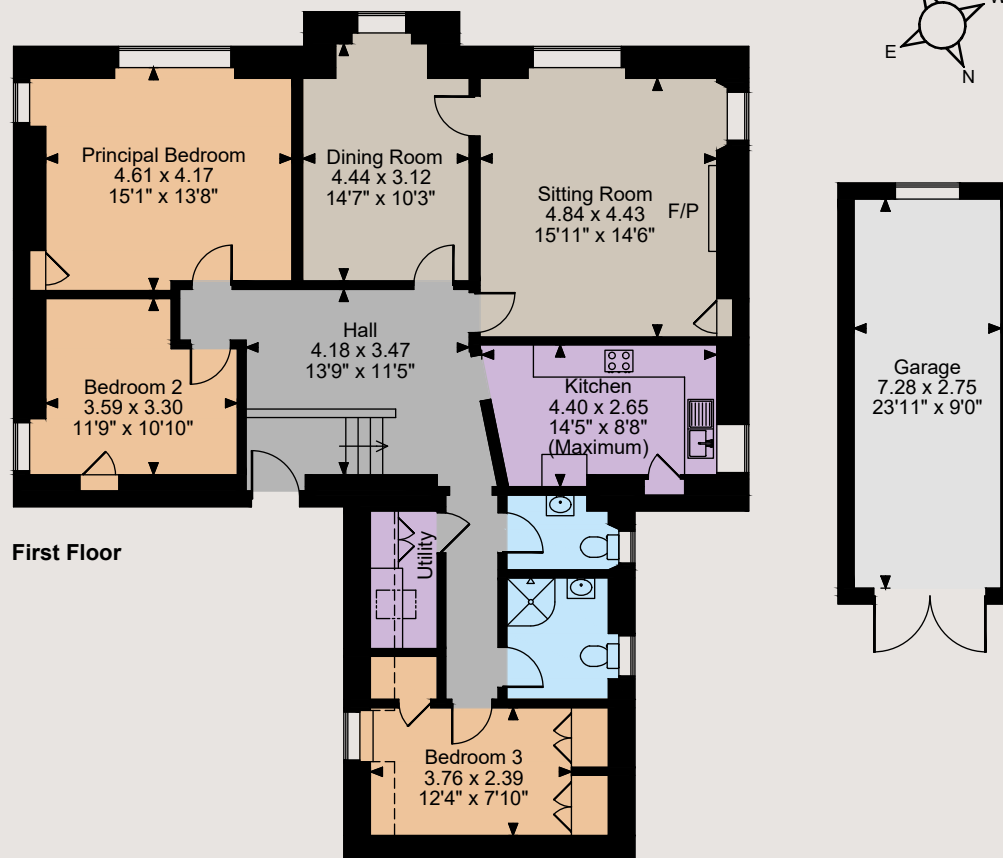
Floorplans

Main House internal area 1,397 sq ft (125 sq m)

Garage internal area 215 sq ft (20 sq m)

Total internal area 1,562 (145 sq m)

For identification purposes only.



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Directions

What3Words - ///nourished.instant.directly

From Inverness head east on the A96 to Nairn. On entering Nairn turn left onto Seabank Road and continue along this road where you will find the property located on the left hand side.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage.

Gas central heating.

Council Tax: Band E

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offer over £315,000

Inverness

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