



Arlen
2 Cromarty View, Nairn

STRUTT
& PARKER

BNP PARIBAS GROUP

A detached three bedroom bungalow located in a quiet cul de sac and benefitting from stunning sea views

A handsome single-storey family home designed to maximise the stunning sea views, in a sought-after no through road location adjacent to Nairn Golf Club, on the fringes of the vibrant Victorian town.



5 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



0.3 ACRES



FREEHOLD



**TOWN/
COASTAL**



2,297 SQ FT



**OFFERS OVER
£615,000**

The property

Arlen is an attractive detached bungalow offering almost 2,300 sq ft of light-filled accommodation arranged in an angular S shape over a single storey.

Configured to provide an elegant yet practical environment for both everyday living and entertaining, the accommodation maximises the stunning front-aspect views over the Moray Firth towards Cromarty. It flows from a gable-end entrance porch into a reception hall with useful storage, which leads to a large dual-aspect drawing room featuring a front-aspect bay window with seating, a side-aspect glazed turret, and a feature corner fireplace. To the other side, the hall opens into a generous dining room. There is also a spacious L-shaped kitchen/breakfast room with a range of wall and base units, work surfaces, a Belfast sink, and a four-oven combined gas and electric Aga. From the breakfast area, a door leads to a bay-windowed family room with glazed double doors opening into a vaulted conservatory, which features large picture windows and French doors to the garden. A further door from the kitchen opens into

a fitted utility room, which in turn gives access to a rear-aspect sitting room with a feature fireplace, and to a rear hallway with doors to the garden and a further hallway leading to the integral garage.

The accommodation is completed by a bedroom wing providing a front aspect principal bedroom with fitted storage and an en suite shower room, two further double bedrooms, both with fitted storage, and a family bathroom.

Outside

Set behind low-level stone walling with a gate opening to a lawned front garden with stunning sea views, Arlen is approached over a private rear driveway and through twin pillars and double wrought iron gates. These open to a wraparound parking area and gives access to the integral garage and a separate carport. The well-maintained enclosed side garden is laid mainly to level lawn bordered by a raised shrub bed and features a paved terrace part-covered by a pergola and a separate raised decked terrace with an open sided gazebo, ideal for entertaining.







Outside cont.

Cromarty View also benefits from access to a shared natural pond with a footbridge to a small central island and a wealth of natural planting.

Location

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 amenities including independent and high street shopping, supermarkets, hotels, cafés and restaurants and leisure facilities including a marina, sailing club, sports centre and two Championship golf courses. More extensive shopping and leisure facilities can be found in Inverness. Transport links are excellent: the A96 links to Inverness Airport, Inverness and the A9. Nairn station provides regular direct services to Inverness with onward links to major regional centres, and Inverness Airport offers regular domestic and European flights. The area offers a good range of state primary and secondary schooling.

Distances

- Nairn Beach 300 metres
- Inverness Airport 8.7 miles
- Inverness 15.8 miles

Nearby Stations

- Nairn 0.9 miles

Key Locations

- Nairn Golf Club
- Culbin Forest and Sands
- Cawdor Castle
- Fort George

Nearby Schools

- Rosebank Primary School
- Millbank Primary School
- Nairn Academy
- Gordonstoun Independent School









Ground Floor

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8652566/GBR

Floorplans

House internal area 2,297 sq ft (213 sq m)

Garage internal area 117 sq ft (11 sq m)

For identification purposes only.

Directions

Post Code: IV12 4HX

what3words: ///emeralds.panels.brew - brings you to the driveway

General

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

Services: Mains electricity, gas, water and drainage, gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation.

Factoring Fees: Operated by the residents - Cromarty View Owners, the annual fee for 2025/2026 (paid in June 2025) was £100 per property.

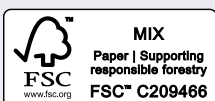
Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

