



**CULDORAN**

4 MARINE ROAD, NAIRN, HIGHLAND

**Galbraith**







## CULDORAN, 4 MARINE ROAD, NAIRN, HIGHLAND

Desirable family home in a highly sought after location with sea views

Town Centre 0.3 miles ■ Inverness 16 miles

Offers Over £450,000

- 2 reception rooms. 3 bedrooms
- Stunning views over the Moray Firth
- Bright, spacious and well-appointed accommodation
- Generously sized garden
- Off street parking
- Rarely available location
- Within very easy reach of town centre

**Galbraith**

Inverness  
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 OnTheMarket





### SITUATION

Culdoran is located on one of the most desirable streets at the heart of the popular coastal town of Nairn which has long been a popular destination for tourists, attracted by its mild climate and long sandy beaches which are popular with water sports enthusiasts. Today it is a thriving centre with a good range of shops and amenities, including a Sainsbury's supermarket, railway station, and excellent leisure facilities with two championship golf courses, a marina and tennis courts. Primary and secondary schooling (highly regarded Nairn Academy) is available in Nairn whilst Gordonstoun Independent School is about 22 miles away. Inverness offers all the facilities of a modern city including its airport (about 9 miles from Nairn) with regular flights to the south and Europe.

This area of the Moray Firth is famous for its mild dry climate, long sandy beaches and rugged inland hills and moorland. The countryside offers a wide range of leisure and sporting pursuits with fishing, cycling and sailing available nearby, while both Cairngorm and The Lecht Ski Centres are approximately an hour's drive away.

### DESCRIPTION

Culdoran is a most impressive semi-detached house constructed of cavity brick walls under a pitched slate roof. The house provides bright and well-appointed accommodation over two storeys. On the ground floor, a glazed front door opens into a bright hallway with stairs to the first floor. To the right is the generously sized sitting room which has a fireplace and a large bay window overlooking the Links and Moray Firth. Adjacent to the sitting room is a dining room which has French doors to the garden and an opening to the kitchen. The kitchen can also be accessed directly off the hallway and has a range of wall and floor units, various integrated appliances, a pantry cupboard and a further set of French doors to the garden. A shower room completes the ground floor accommodation. On the first floor, a spacious landing gives access to three bedrooms, a shower room and a bathroom (which can also be used as an en suite bathroom for the master bedroom). All of the bedrooms are of a good size with the master bedroom being particularly appealing with a dressing room and a bay window to make the most of the splendid sea views. A door on the landing gives access to a staircase up to an attic room which provides excellent storage space.









### ACCOMMODATION

Ground Floor: Hallway. Sitting room. Dining room. Kitchen. Shower room.

First Floor: Landing. Master bedroom with dressing room and en suite bathroom. 2 further bedrooms. Shower Room.

Second Floor: Attic room

### GARDEN

Outside, a neat and tidy rear garden is of a good size and includes a lawn and patio. To the front of the house is a garden area and driveway with space for parking several vehicles.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Mains	Freehold	Gas	Band F	Available	Available	C71

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

### POST CODE

IV12 4EA

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: loafing.flamingo.pricing

### SOLICITORS

Stronachs (Inverness)

### LOCAL AUTHORITY

Highland Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

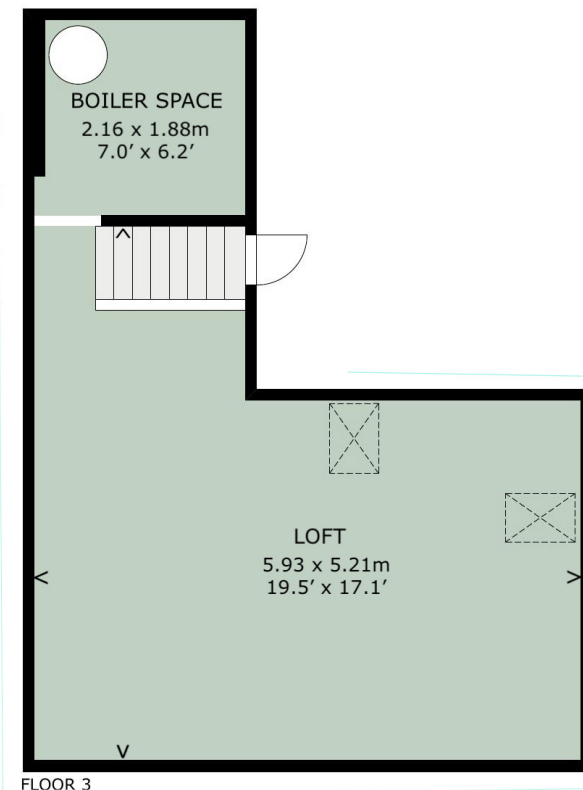
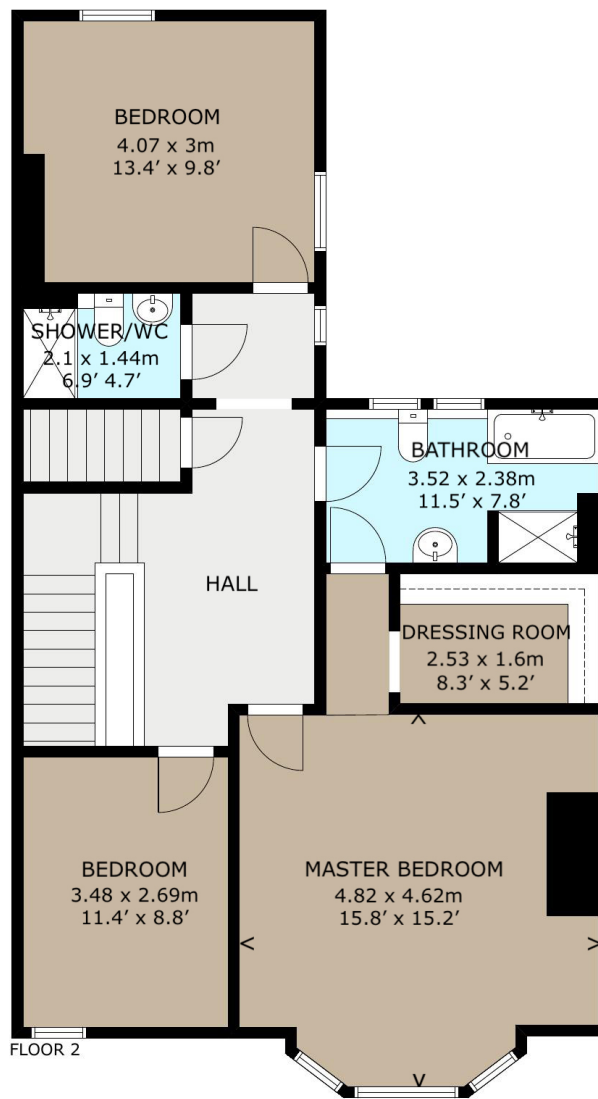
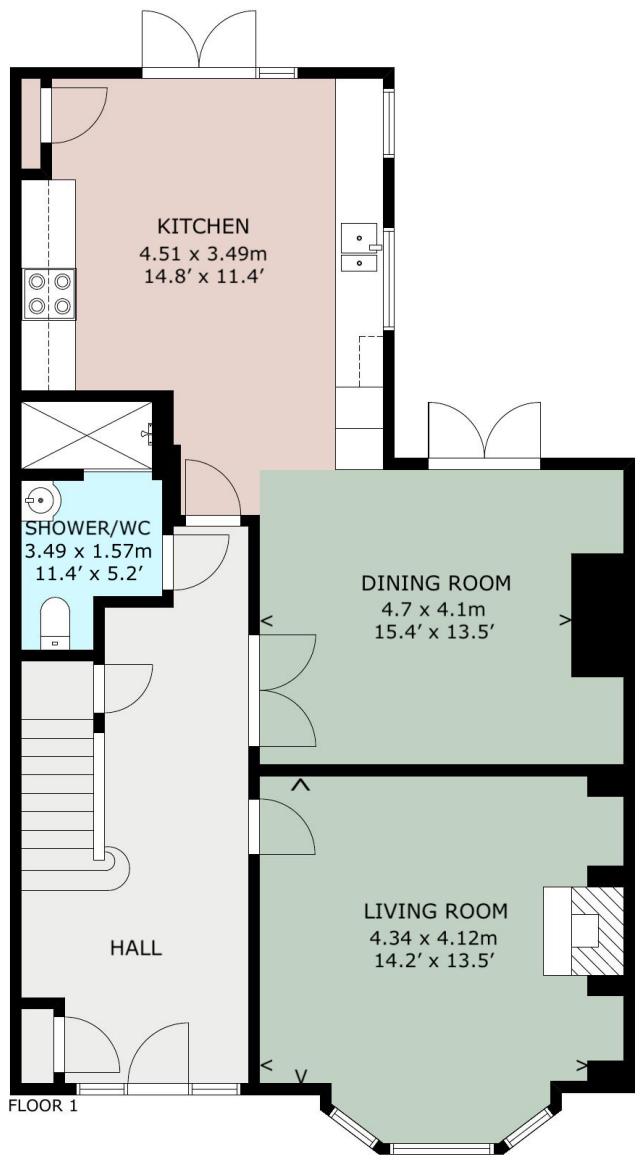
Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.





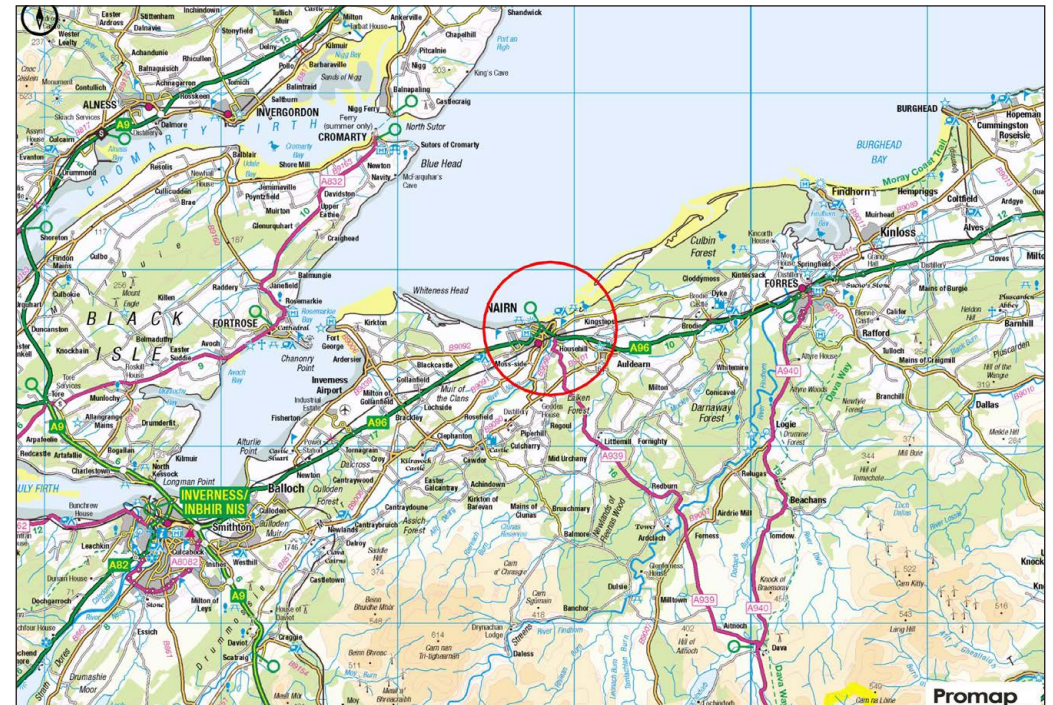
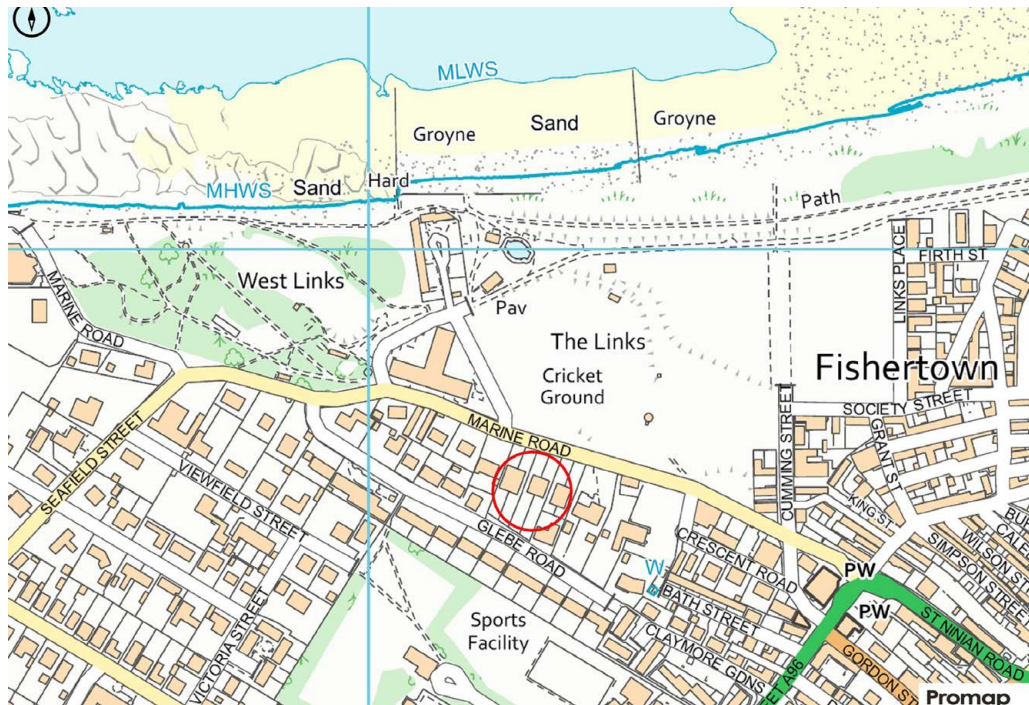
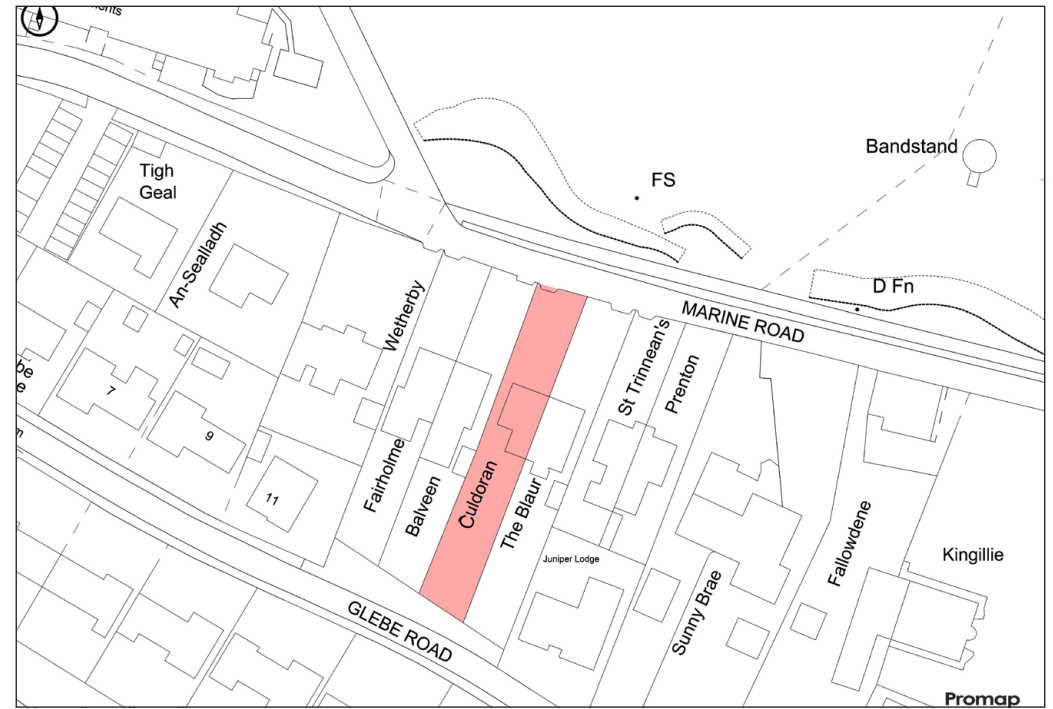
**Culdoran, Marine Road, Nairn, IV12 4EA**

Illustration for identification purposes, actual dimensions may differ. Not to scale.



### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.







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