

15 Macrae Avenue

NAIRN, IV12 5AL



Two-bedroom bungalow for sale in Nairn, renovation opportunity close to beach, golf course & town centre



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A fantastic opportunity to purchase a two-bedroom bungalow in Macrae Avenue, Nairn, with huge potential to create your dream Highland home. Situated in a sought-after residential location, just a short distance from Nairn's award-winning beach, town centre, golf course and local amenities, this property is ideal for buyers looking for a project. Although the bungalow requires full modernisation throughout, it offers a superb blank canvas in a prime location, with generous outdoor space and plenty of scope to add value.

THE LOUNGE



Property features include a spacious lounge, a kitchen with a rear door leading to the garden, two bedrooms, and a family bathroom equipped with a bath suite and an overhead shower.

THE KITCHEN



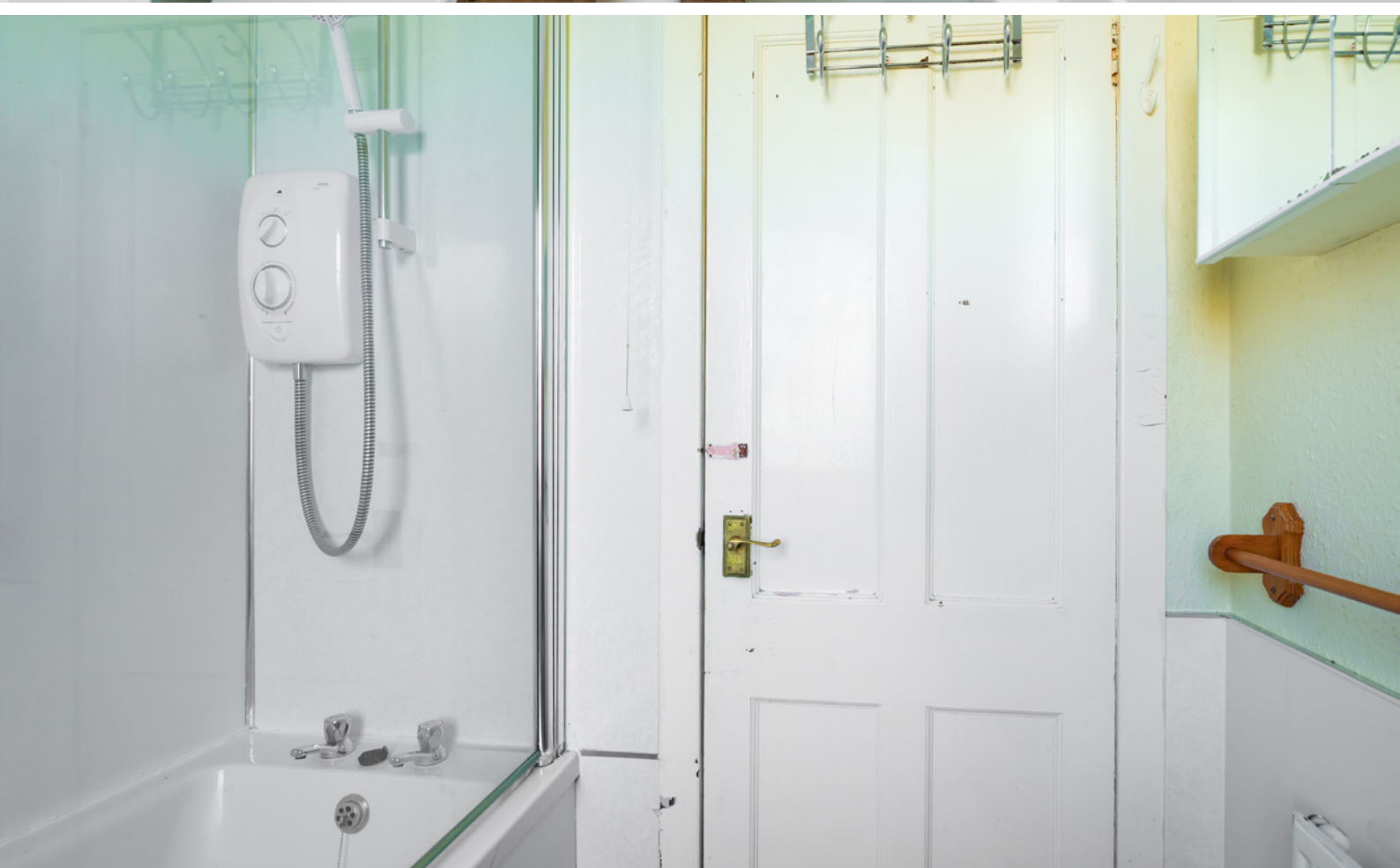
BEDROOM 1



BEDROOM 2



THE BATHROOM



THE HALLWAY



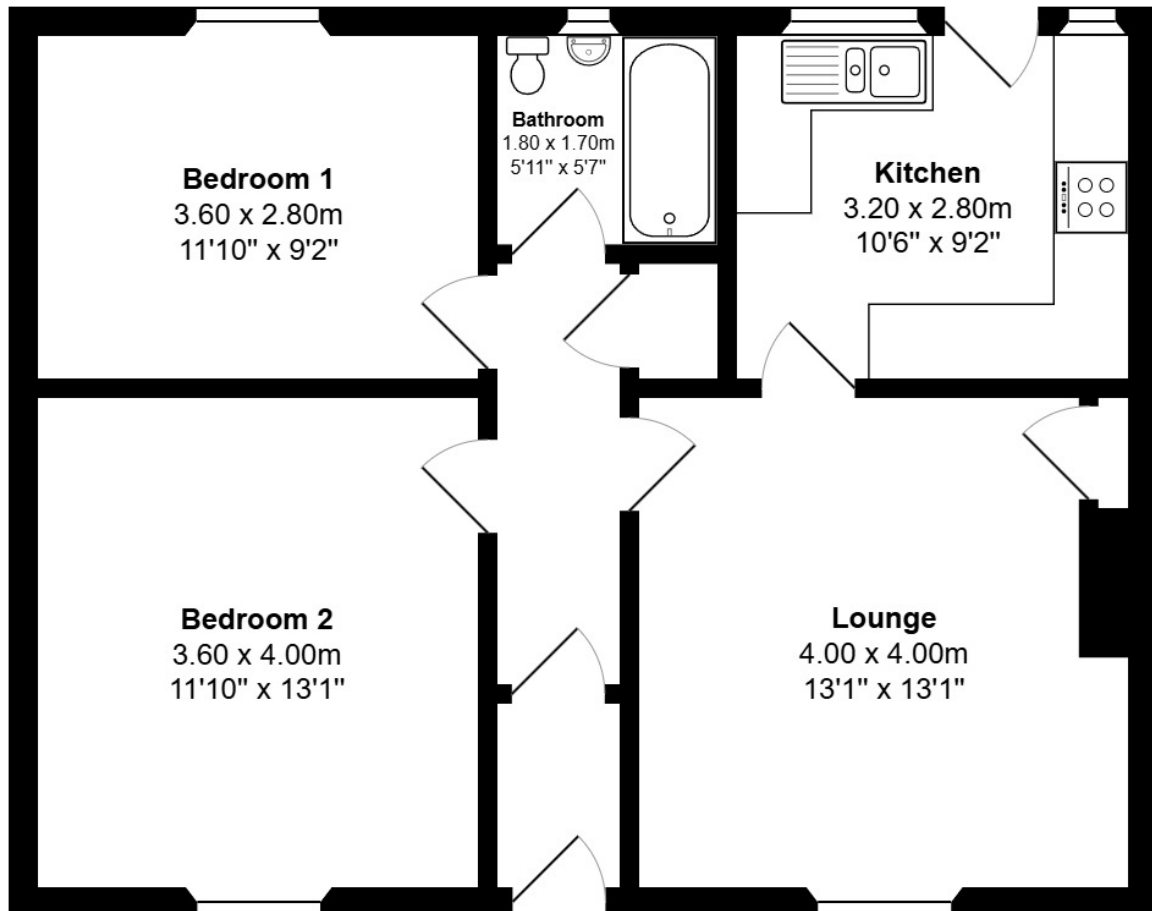
The property features front and rear gardens with great outdoor potential, a detached wooden single garage, and an off-road parking area with gated side access.

This is an excellent chance to secure a bungalow for sale in Nairn with the flexibility to renovate and design to your own taste. Perfect for anyone seeking a Highland property close to the beach.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: E



THE LOCATION

Nairn is a charming seaside town on the Moray Firth, renowned for its long sandy beaches, stunning coastal views, and the scenic Nairn River. Perfect for outdoor enthusiasts, the town offers excellent opportunities for walking, cycling, and watersports, all right on your doorstep. The vibrant town centre is filled with independent shops, cafés, and restaurants, while local amenities include well-regarded schools, medical centres, and leisure facilities, such as the Nairn Community and Arts Centre and Nairn Swimming Pool.





Golfing enthusiasts will appreciate the two prestigious courses nearby, Nairn Golf Club and Nairn Dunbar Golf Club, with world-class facilities and breathtaking views along the coastline. The Dunbar Links course is recognised as one of Scotland's top golf destinations. For those who commute or enjoy city amenities, Inverness is just 16 miles away, providing larger shopping centres, cultural venues, and restaurants. Excellent transport links include Nairn railway station with direct services to Inverness and Inverness Airport, offering domestic and international flights, including daily flights to and from London Gatwick.

With its combination of coastal beauty, outdoor lifestyle, and convenient access to Inverness, Nairn offers an ideal balance of peaceful living and modern convenience, making it a wonderful place to call home.



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