

3 Alton Burn Links

ALTON BURNS ROAD, NAIRN, HIGHLAND, IV12 5BJ



*MODERN FAMILY LIVING WITH UNINTERRUPTED VIEWS
ACROSS NAIRN GOLF CLUB AND THE MORAY FIRTH*



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Built in 2016, this substantial detached home offers generous and versatile accommodation in one of Nairn's most sought after residential locations, enjoying open views across the sixteenth hole of Nairn Golf Club and the Moray Firth beyond.



THE PROPERTY

The accommodation has been designed to suit modern family living, with a practical layout that provides flexibility across both floors. A vestibule leads into the main hallway, giving access to the lounge, a spacious kitchen and dining room, a utility room, a WC and two double bedrooms, one of which benefits from an en suite shower room.













THE PROPERTY

The first floor has been arranged to make the most of the outlook. A spacious open plan living area spans the rear of the property, creating an excellent everyday living space with uninterrupted views across the golf course towards the Moray Firth. To the front is a separate study, ideal for those working from home, together with two further double bedrooms, both complete with en-suite bathrooms.

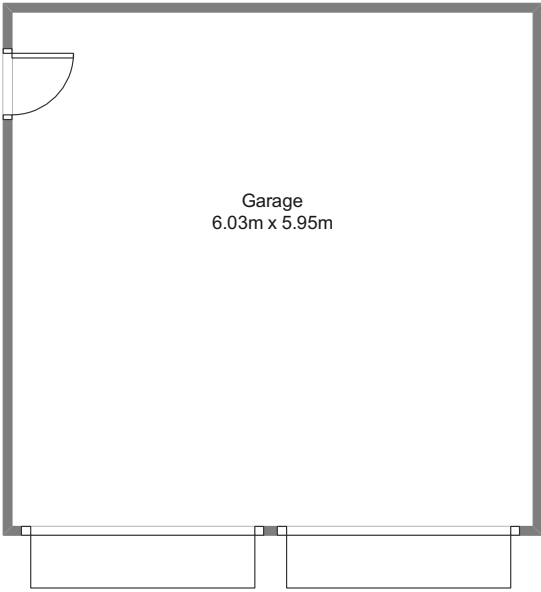
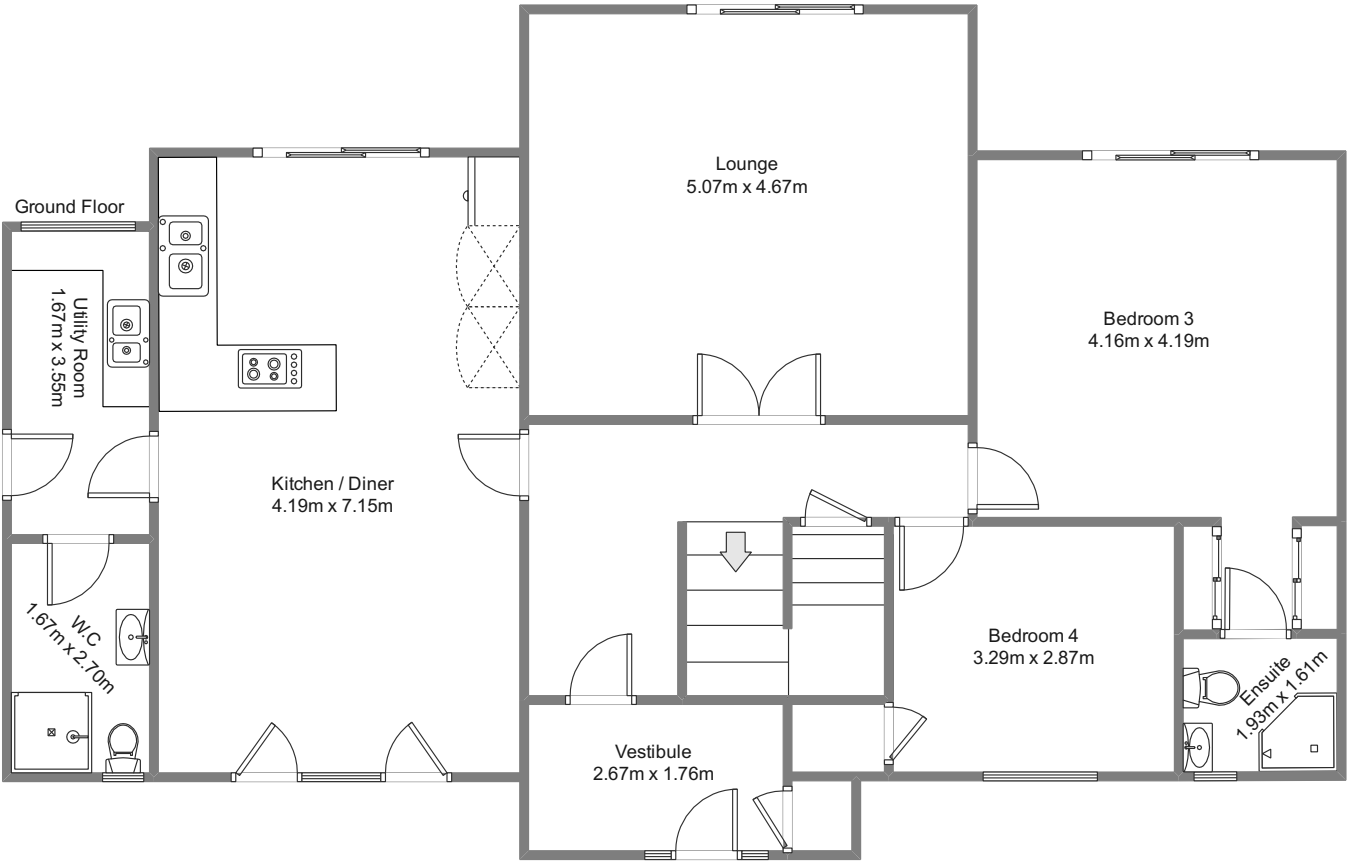
Designed with energy efficiency in mind, the property benefits from air source heating, underfloor heating throughout the ground floor and solar panels providing hot water.



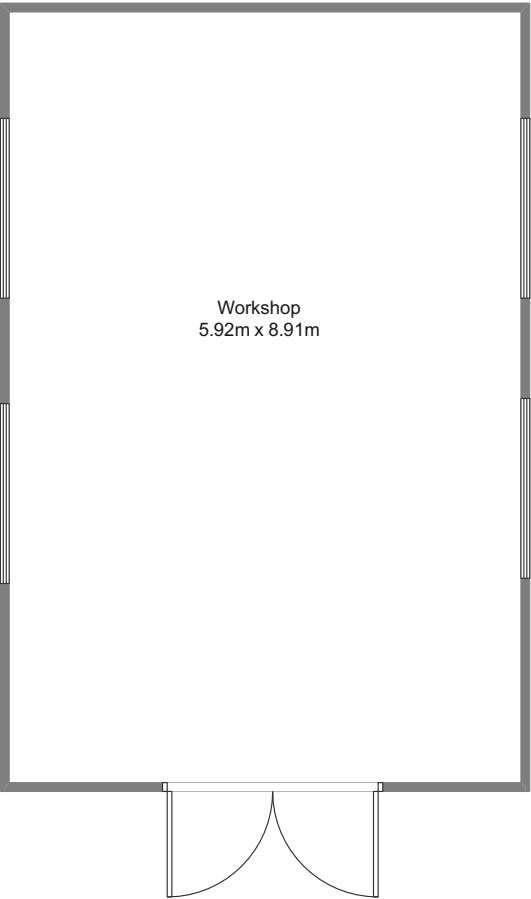
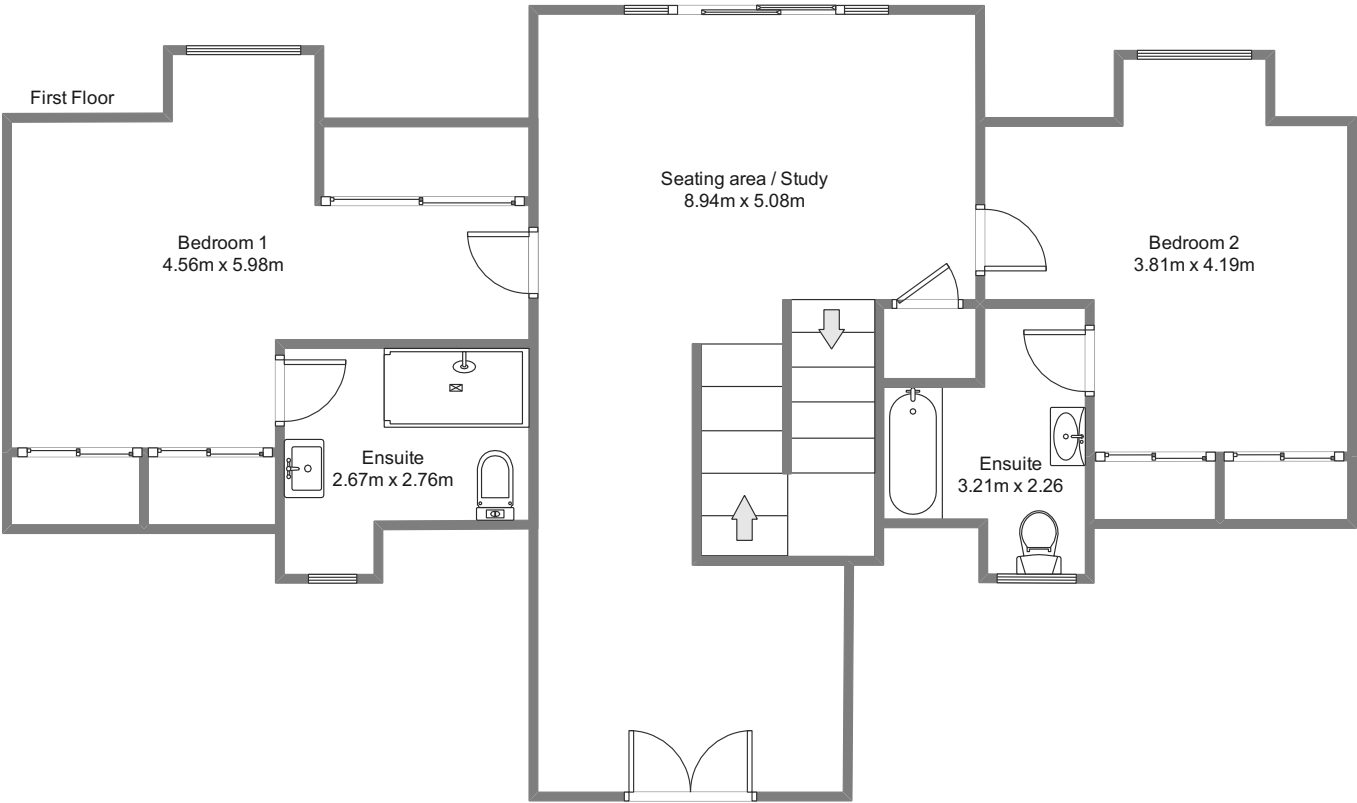








Gross internal floor area (m²): 211m²
EPC Rating: C



THE PROPERTY

Outside, the front garden is laid mainly to lawn with gravelled shrub borders, while a generous driveway provides ample parking and leads to the detached double garage with electric doors. The rear garden is mainly laid to lawn, creating an excellent space for children, pets or outdoor entertaining whilst enjoying the open outlook across the golf course. To the side of the property, within its own grounds, is a detached games room and workshop, offering valuable additional space that could equally be used as a home office, gym, studio or hobby room.





Combining flexible accommodation, modern energy efficient features and an exceptional position overlooking one of Scotland's most renowned golf courses, this is a home that will appeal to families, professionals and those looking to enjoy a coastal setting without compromising on space or convenience.

THE LOCATION

Nairn is one of the Highlands most desirable coastal towns, offering an excellent balance of everyday convenience and outdoor living. The town provides a wide range of independent shops, supermarkets, cafés, restaurants, primary and secondary schooling, healthcare facilities and leisure amenities, making it well suited to families, professionals and retirees alike. The coastline is one of Nairn's defining features, with long sandy beaches, miles of shoreline and a network of coastal paths that are popular throughout the year. Nairn Golf Club, regarded as one of Scotland's finest championship courses, is quite literally on the doorstep, while Nairn Dunbar Golf Club provides a second highly regarded course within the town.

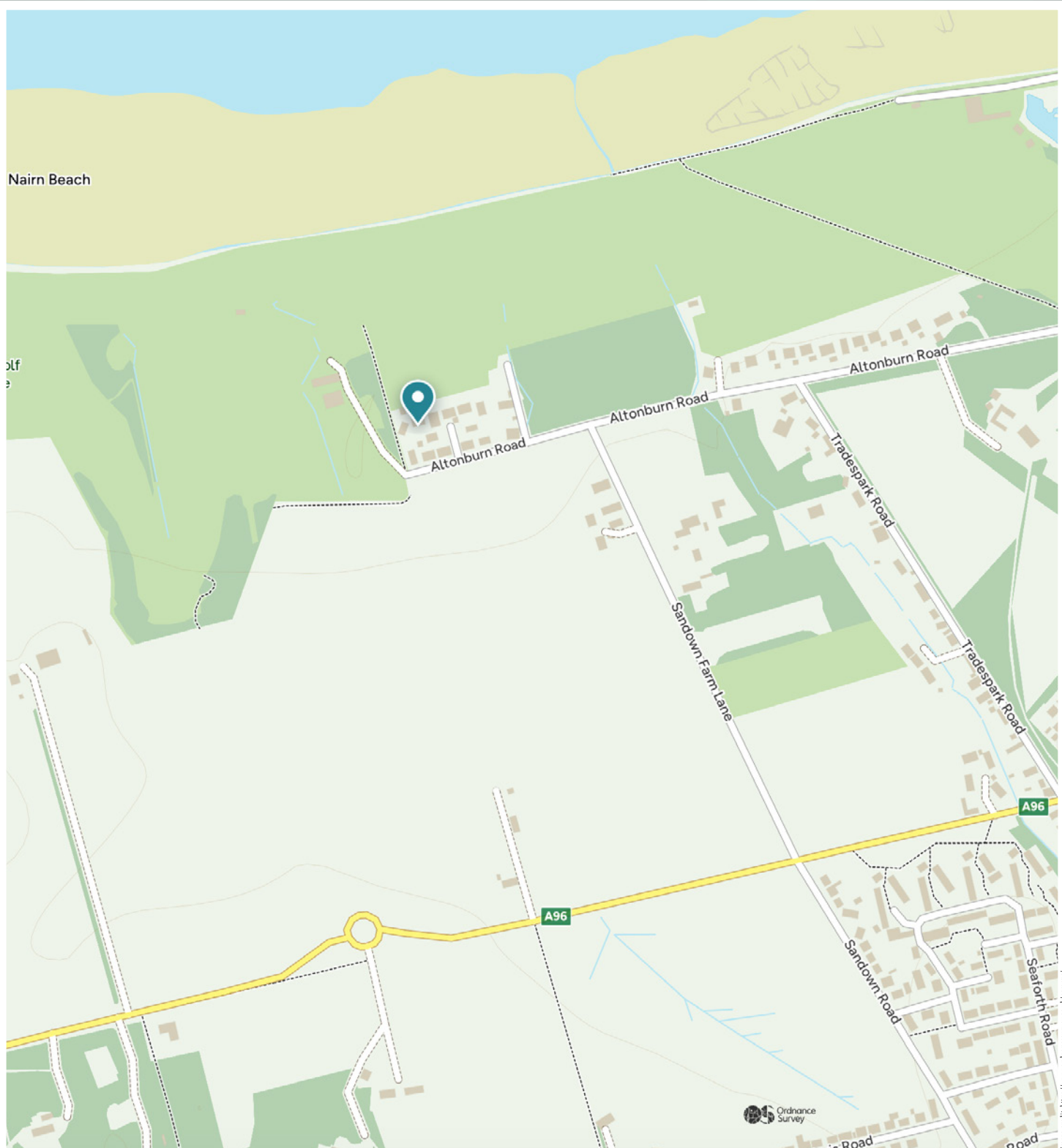


THE LOCATION

For those who enjoy the outdoors, there are woodland walks, cycling routes and easy access to the Moray coast, with opportunities for watersports, wildlife watching and exploring the surrounding countryside.

Despite its coastal setting, Nairn is exceptionally well connected. The A96 links the town with Inverness to the west and Elgin and Aberdeen to the east. Regular rail services operate from Nairn station, while Inverness Airport is approximately ten miles away, offering flights to destinations throughout the UK and Europe.





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