

This immaculate detached bungalow is situated on the eastern side of the popular town of Nairn which is a charming seaside town in the Scottish Highlands, located about 16 miles east of Inverness the Highland Capital. It is renowned for its white sandy beaches, scenic coastal views, and relaxed pace of life. Nairn has two stunning beaches, Nairn Central Beach and East Beach, offering miles of white sand and stunning views across the Moray Firth. The River Nairn runs through the town offering attractive meandering walks. Nairn Golf Club is long established and is one of Scotland's premier links courses, and there is another golf course a short walk from the property. The town hosts the Nairn Book and Arts Festival, celebrating literature, music, and art. There is also the Little Theatre which lays on professional and amateur shows. The town is well-connected by road, rail and air making it accessible while maintaining a rural charm. Nairn has two Primary Schools with the older children attending Nairn Academy. There is a good selection of supermarkets and independent shops, Cafés, restaurants and bars.

The bungalow was built in the late 1990's, it has been well maintained and is in good order but could now do with a little updating and redecoration. The rooms are bright and spacious. The bungalow is on a corner plot and surrounded by a neat garden which is private to the rear. Parking is provided in the driveway for one car and there is also a single garage with workshop space with electric roller doors. The house benefits from gas central heating and double glazing.

Directions: Turn off the A96 on to Lochloy Road, Sutors View is the third turn on the right past the golf course.

What3Words app enter: [///peach.fats.games](#)

Services: Mains electricity, drainage, gas and water  
Council Tax— E

To arrange a viewing call Middleton Ross on 01349 865125

HSPC out of hours 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

or Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@middletonross.co.uk](mailto:property@middletonross.co.uk).

Carpets, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



# FOR SALE



37 Sutors View, Nairn, Inverness-shire, IV12 5BT

Offers Over £290,000

- Detached Bungalow
- Vestibule
- Entrance Hall
- Lounge
- Kitchen/Diner
- Three Bedrooms (One En-Suite)
- Wet Room
- Double Glazing
- Gas Central Heating
- Garden Surrounding House
- Integrated Single Garage
- Driveway
- Garden Shed
- Greenhouse
- EPC Rating C

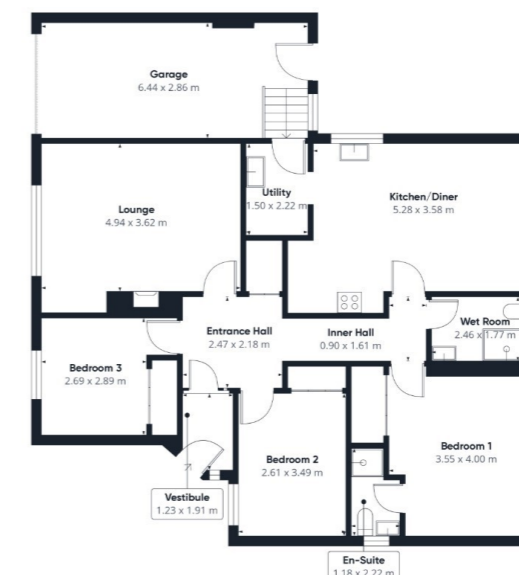




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Offers Over £290,000

Detached bungalow situated in a quiet residential area on the eastern outskirts of the popular seaside town of Nairn.



Approximate  
Floor Area  
116m<sup>2</sup>