

# 7 Cullen Court

NAIRN, IV12 5PG



*Charming three-bedroom home in a quiet Nairn cul-de-sac, featuring front and rear gardens, a separate dining room, and an external store*



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7 Cullen Court is a well-positioned three-bedroom home nestled in a quiet cul-de-sac within the sought-after coastal town of Nairn. Offering a comfortable and practical layout, this property presents a fantastic opportunity for first-time buyers, young families, or anyone looking to settle in a peaceful yet convenient location.

# THE LIVING ROOM



The ground floor includes a living room to the front of the property, creating a cosy space for everyday relaxation. To the rear, a separate dining room provides a more spacious setting for family meals or entertaining, with easy access to the adjoining kitchen.



# THE DINING ROOM

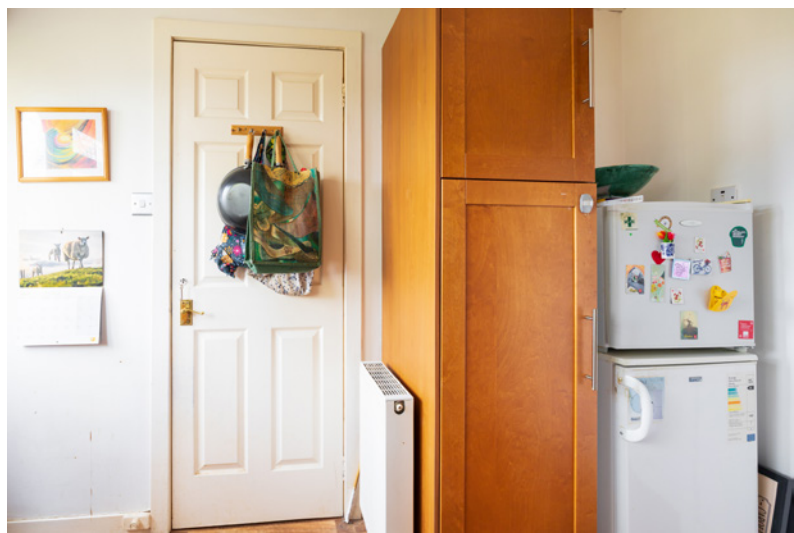




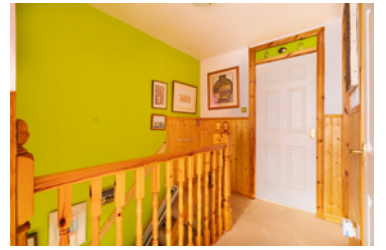
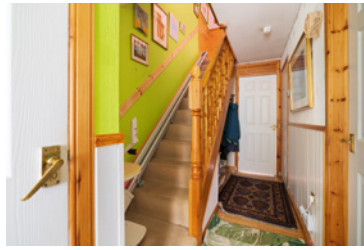
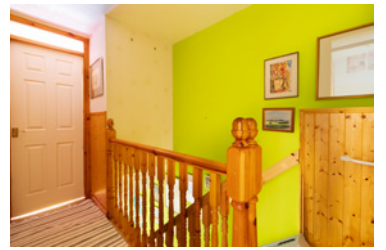
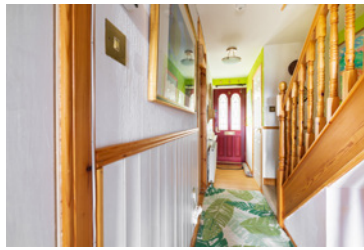
# THE KITCHEN



The kitchen offers a functional layout and opens out to the rear garden, creating a natural flow for indoor-outdoor living. A convenient WC completes the downstairs accommodation.







Upstairs, there are three well-proportioned bedrooms along with a family bathroom. Each room benefits from natural light, and the layout lends itself well to a range of lifestyle needs.

## THE SHOWER ROOM





# BEDROOM 1



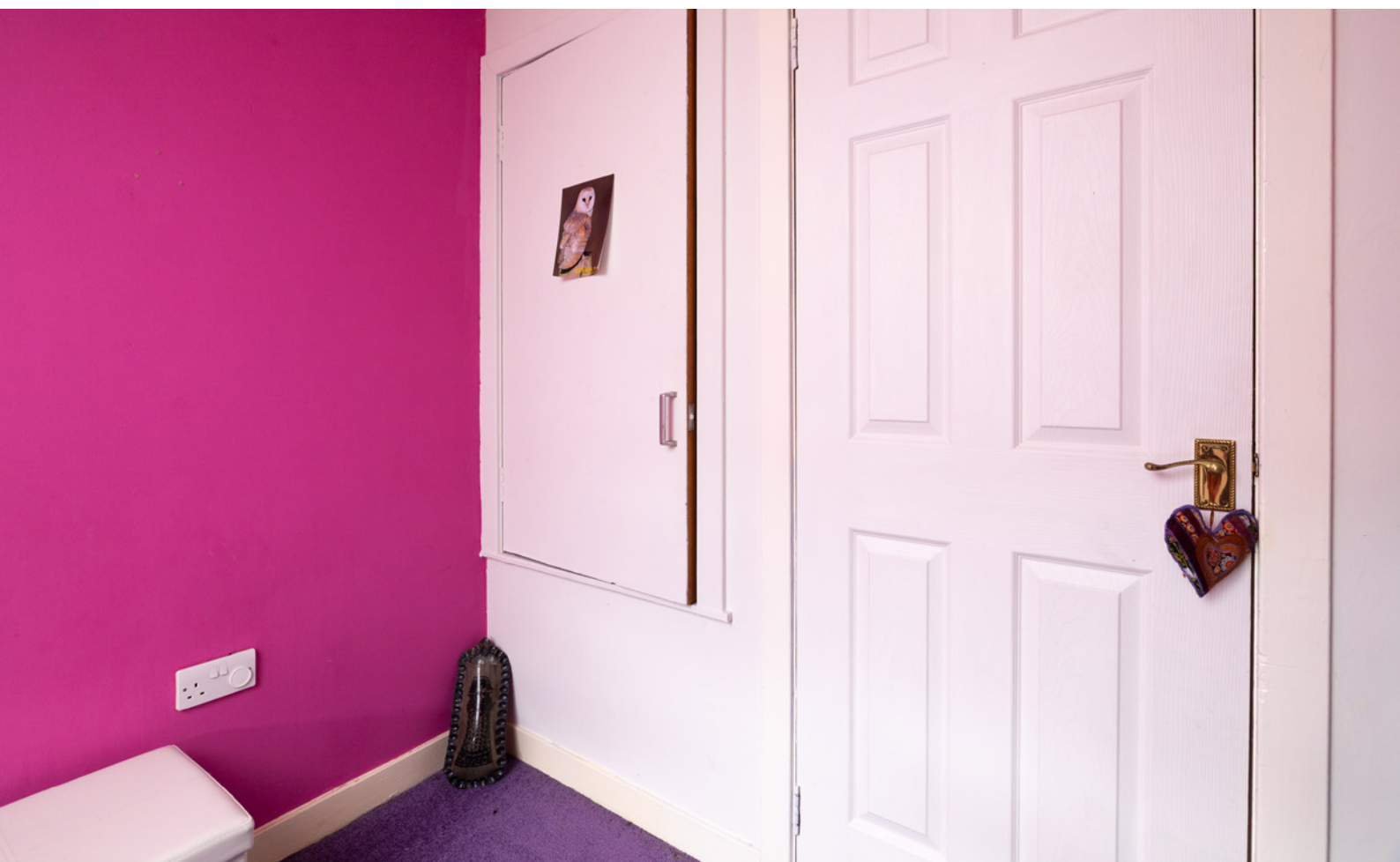


# BEDROOM 2





# BEDROOM 3





Outside, the property features both front and rear gardens. The rear garden offers a private, enclosed space with scope to create a relaxing outdoor retreat, while the front garden adds a touch of greenery to the entrance. An attached external store at the front of the house provides practical additional storage for bikes, tools, or outdoor equipment.

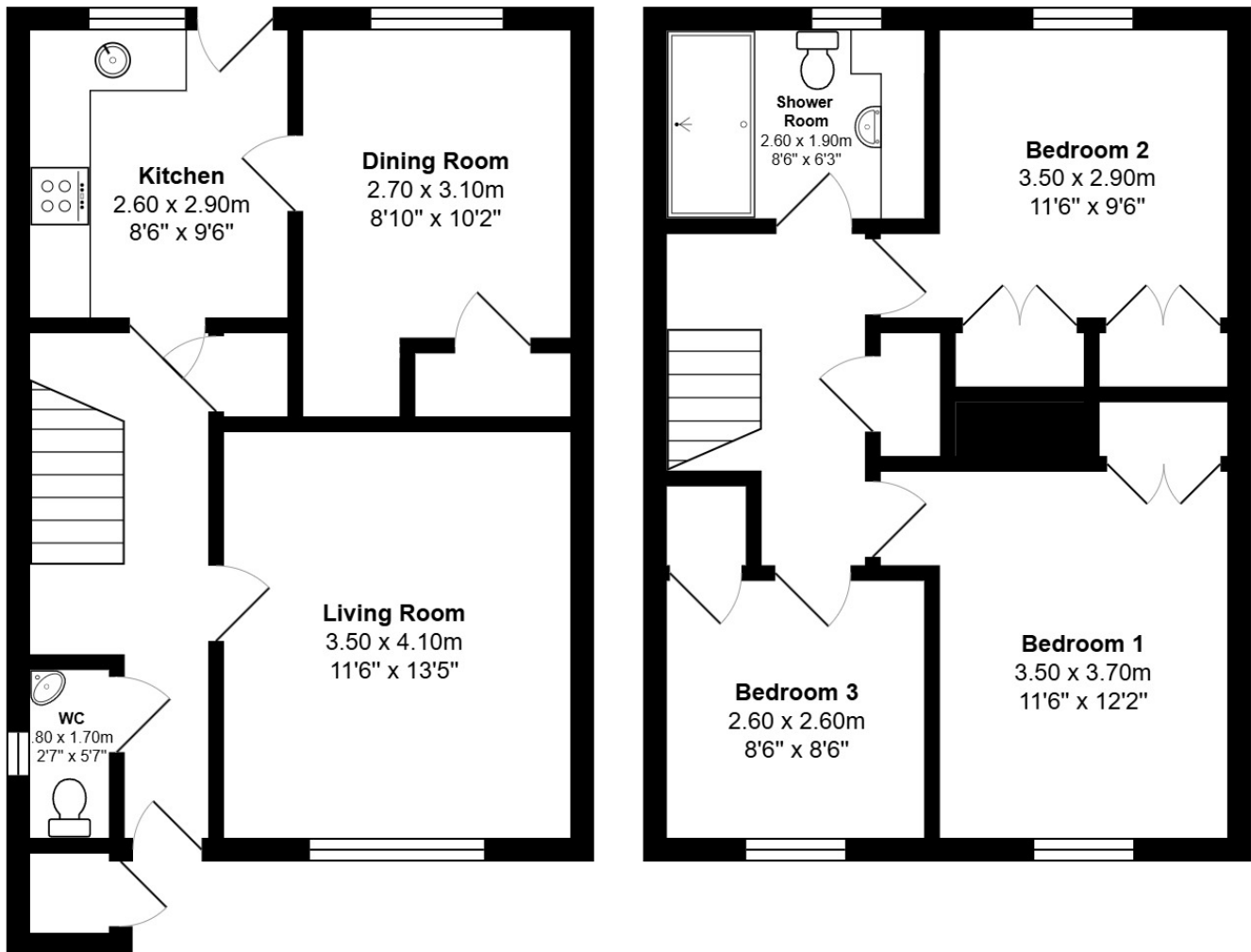
Located close to local schools, shops, transport links, and Nairn's beautiful beaches and riverside walks, 7 Cullen Court offers the chance to enjoy coastal living in a friendly and established neighbourhood. With its solid layout and scope for personalisation, this is a home with real promise in a desirable Highland setting.

# EXTERNALS



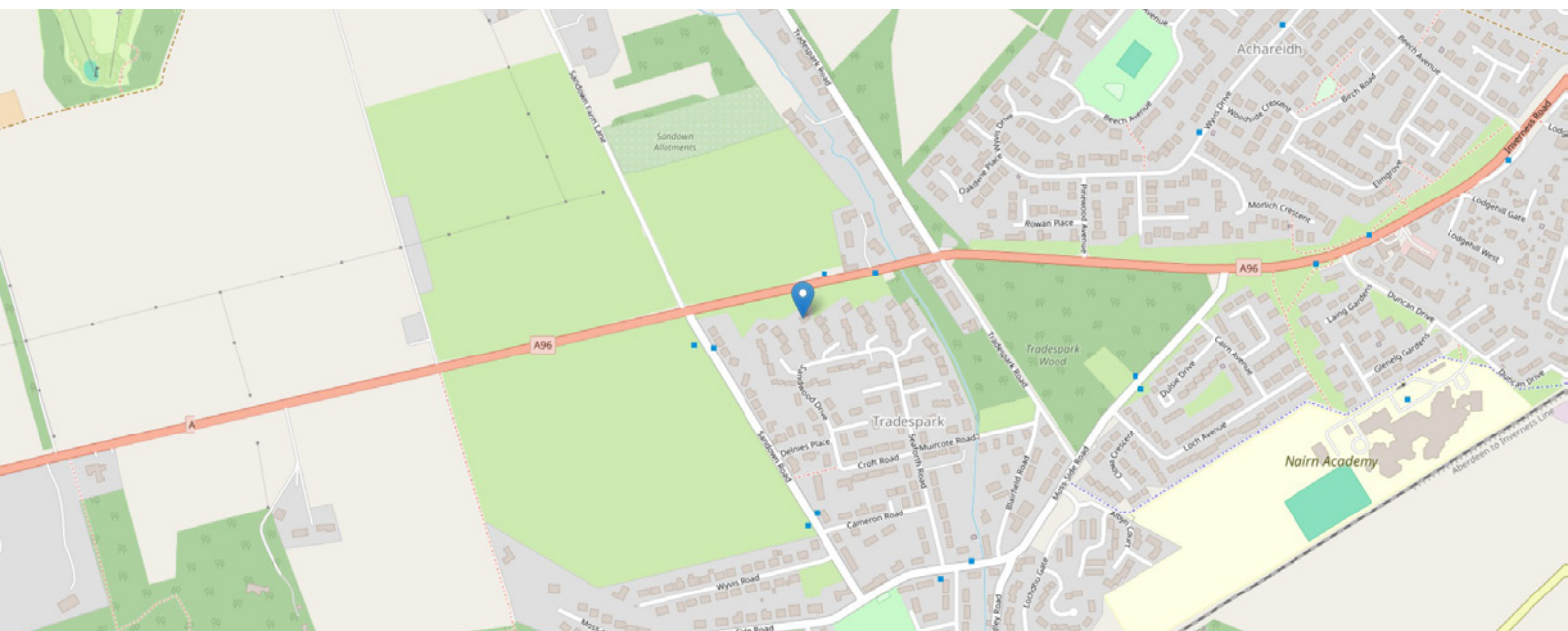


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Nairn is a charming seaside town on the Moray Firth, offering an enviable mix of natural beauty and community spirit. Known for its long sandy beaches, stunning coastal views, and the Nairn River, the town is an outdoor enthusiast's dream, with opportunities for walking, cycling, and watersports right on the doorstep. In addition to its picturesque setting, Nairn is home to a vibrant town centre with a variety of independent shops, cafés, and restaurants. The town boasts excellent local amenities, including well-regarded schools, medical centres, and leisure facilities, such as the Nairn Community & Arts Centre and Nairn Swimming Pool.







Nairn also enjoys two prestigious golf courses, Nairn Golf Club and Nairn Dunbar Golf Club, both offering world-class facilities and stunning views of the coastline. The nearby Nairn Dunbar links course has earned a reputation as one of Scotland's top golf destinations.

For those looking to explore further, the town provides easy access to Inverness, only 16 miles away, offering all the conveniences of a city, including larger shopping centres, restaurants, and cultural venues. Nairn also has excellent transport links, including a railway station with direct routes to Inverness and beyond, and Inverness Airport, just a short drive away, offering both domestic and international flights.

Nairn's combination of coastal beauty, outdoor lifestyle, and proximity to Inverness provides a wonderful balance of peaceful living with easy access to city amenities, making it an ideal place to call home.



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