

6 Carrieblair Crescent, Edderton, Ross-Shire IV19 1JZ

Offers Over £180,000







Superb opportunity to purchase an extended semi-detached property located in the peaceful village of Edderton.

Accommodation: Entrance Porch, Hall, Living Room, Dining Room, Kitchen, Rear Hall, 3 Bedrooms, Bathroom and WC. Oil fired central heating and double glazing throughout. Sunny rooms and excellent storage. Large garden with generous parking and a detached double garage. Viewing is essential to appreciate this property in its peaceful situation. This spacious two-storey, semi-detached house offers an excellent opportunity to buyers with vision to see the potential. Requiring upgrading and modernisation. Surrounded by nature this property provides an excellent opportunity for those seeking a quiet retreat with easy access to the nearby town of Tain and beyond.

Edderton is a quiet village on the shores of the Dornoch Firth. Known for its natural beauty and peaceful atmosphere, Edderton offers a tranquil rural lifestyle with many nearby walks. The village is ideal for those seeking a quiet retreat while still being close to essential services. Edderton has a close-knit community and offers essential amenities, including a village hall and the local Edderton Primary School. For more comprehensive services the nearby town of Tain, just 4 miles away, provides supermarkets, banking, shops, healthcare facilities and secondary education courtesy of Tain Royal Academy. The Championship Royal Dornoch Golf Course, cathedral and award winning beaches are also nearby in neighbouring Dornoch.





### **Entrance Porch: 2.74m x 2.13m**

A covered portico leads to the sunny porch at the front of the property. Entered via a Upvc front door with glazed panels. Floor-to-ceiling windows offer far-reaching views to the front. Radiator. Step up to the front hall.

### **Front Hall:**

Located between the porch and the main hall. Under-stair storage. Electric meter and fuse box.

### **Main Hall:**

Double-height hall with coat cupboard and radiator.

### **Inner Hall:**

Found off the main hall and leading to the bathroom. Two large built-in cupboards offer excellent storage.

### **Bathroom: 1.90m x 3.25m**

Four-piece suite comprising wash hand basin, WC, bath and separate shower. Window to the rear. Mirror-fronted cabinet. Towel radiator, heat lamp and radiator.

### **Living Room: 4.57m x 3.55m**

Bright and spacious room with floor-to-ceiling windows to the front. Feature alcove with cupboard below. Stone and tile fireplace with wooden mantle Two radiators. Sliding glass doors to dining room.

### **Dining Room: 4.92m x 2.37m**

Practical room with window to the side and open archway to the kitchen. Could also be used as a study or home office.

### **Kitchen: 3.23m x 3.19m**

With wooden wall and floor mounted units providing excellent storage and work surfaces. Integral electric hob with extractor hood, oven/grill, combination microwave oven, fridge and freezer. Stainless steel 1½ sink/ drainer with mixer tap. Hotpoint washing machine. Tiled splashbacks. Window to the rear overlooking the garden. Glazed door to the rear hall. Radiator.

### **Rear Hall:**

With two large pantry cupboards providing generous storage. External Upvc door to the rear.

### **WC: 1.73m x 1.31m**

Practical cloakroom by the rear door. Wash hand basin and WC. Window to the rear. Radiator.

### **Upper Landing:**

Stairs from the hall lead to the upper landing. Two windows to the front. Access hatch to the attic. Provides access to the three double bedrooms.







**Bedroom 1:** 3.46m x 2.80m

Bright room with far-reaching views to the front. Fitted storage including mirror-fronted wardrobes and dressing table. Further built-in wardrobe with cupboards above.

**Bedroom 2:** 3.58m x 3.56m

Spacious room with windows overlooking the rear to Struie Hill. Built-in wardrobe with cupboards above. Radiator.

**Bedroom 3:** 3.17m x 3.09m

With windows overlooking the rear to Struie Hill. Built-in wardrobe with cupboards above. Further built-in cupboard with cupboard. Radiator.

**Garage:** 6.00m x 5.00m

A generous driveway, with parking for a number of vehicles, leads to the detached double garage. Two separate remote controlled electric doors. Pedestrian door and window to the side. Light, power and concrete floor.

**Garden:**

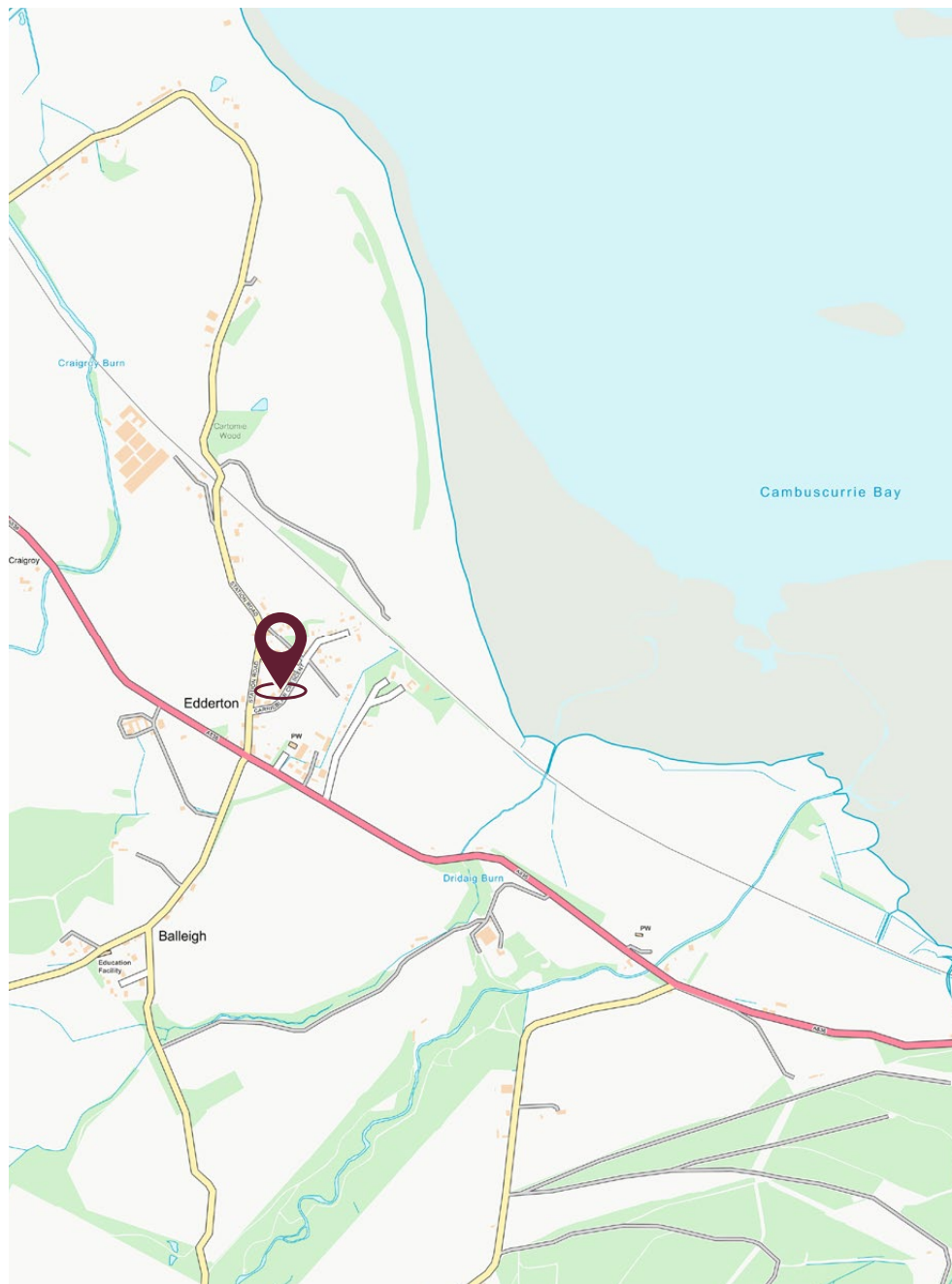
6 Carri Blair Crescent had garden ground to the front and rear. The front garden is low maintenance with a large paved area and gravel beds. The generous driveway leads to the rear garden which is also low maintenance with a gravelled area with whirligig and a paved patio. External lighting and tap.

**Location:**

<https://w3w.co/geese.crystal.remake>

**Viewing:**

Please contact the Selling Agents

**Council Tax:** Band: C**EPC Rating:** E

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.





**MACKENZIE AND CORMACK**  
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ  
T: 01862 892046 F: 01862 892715 E: [mail@tainlaw.co.uk](mailto:mail@tainlaw.co.uk)  
[www.mackenzieandcormack.co.uk](http://www.mackenzieandcormack.co.uk)

rightmove 