



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**Woodcliffe Cottage Lethen Road, Auldearn, IV12 5TL**  
**Offers over £220,000**

**\*\*CLOSING DATE SET FOR MONDAY 28TH APRIL 2025 AT 12 NOON\*\***

Fantastic opportunity to purchase a charming detached 3 bedroom home with double garage situated on a large corner plot in the village of Auldearn. This spacious home is full of charm and character with many of its original features to include the cast iron fireplaces. The home benefits from gas central heating and double glazing.

Auldearn is an attractive village with a highly regarded primary school and a popular hotel/restaurant. Secondary school pupils attend Nairn Academy.

There are many beautiful countryside walks nearby and the seaside town of Nairn is approximately 3 miles from Auldearn which has beautiful beaches, a picturesque harbour, riverside walks, two championship golf courses, sports centre, community centre, library, Little Theatre and swimming pool. Nairn also has a good range of shops, restaurants and local services.

The City of Inverness is approximately 19 miles from Auldearn where an extensive range of retail, leisure and business facilities can be found. Inverness Airport is approximately 12 miles from Auldearn which offers national and European flights.

Viewing highly recommended and strictly by appointment.

#### **Entrance hallway**

4'0" x 7'6" (1.23m x 2.29m)

Doors to lounge and Bedroom 1/dining room. Staircase to first floor. Understairs storage cupboard. Carpet.

#### **Bedroom 1/Dining room**

14'0" x 10'6" (4.29m x 3.21m)

Double aspect to front and side. Edinburgh press cupboard. Tiled fireplace with open fire. Carpet.

#### **Lounge**

14'1" x 13'7" (4.31m x 4.15m)

Window to front. Doors to sun lounge, kitchen and utility room. Tiled fireplace with wood burning stove. Carpet.

#### **Sun lounge**

15'11" x 8'2" (4.87m x 2.49m)

Windows overlooking the garden with side door. Carpet.

#### **Kitchen**

16'4" x 9'2" (5.00m x 2.80m)

Double aspect to side garden ground and door to side. Wall and base units with worktop and wet wall splashback. Stainless steel sink with left hand drainer. Integrated Lamona ceramic hob, extractor and electric oven. Wall mounted Worcester central heating boiler. Zanussi washing machine. Strip light. Heat alarm. Hatch to roof space. Laminate flooring.

#### **Utility room**

6'8" x 2'5" (2.05m x 0.74m)

Window to rear. Coat hooks. Door to cloak room. Vinyl flooring.

#### **Cloak room**

6'8" x 2'5" (2.05m x 0.74m)

White WC and pedestal wash hand basin with tiled surround. Mirrored wall cabinet. Chrome towel radiator. Vinyl flooring.

#### **Landing**

7'6" x 5'6" at widest point (2.29m x 1.69m at widest point)

Doors to two bedrooms, shower room and box room. Smoke alarm. Carpet.

#### **Bedroom 2**

14'2" x 13'7" (4.33m x 4.15m)

Window to front. Cast iron fireplace with wooden mantelpiece. Coombed ceiling. Carpet.

#### **Bedroom 3**

14'1" x 10'6" (4.30m x 3.22m)

Window to front. Cast iron fireplace with wooden mantelpiece. Coombed ceiling. Carpet.

#### **Shower room**

3'10" x 7'4" (1.17m x 2.25m)

Window to rear. White WC and pedestal wash hand basin with tiled surround. Shaver light. Shower cubicle with mains shower and tiling. Extractor. Carpet.

#### **Box room**

4'0" x 7'6" (1.22m x 2.30m)

Window to front. Glazed window to landing. Carpet.

#### **Outbuildings**

##### **Garage 1**

Up and over door. Window and door to side. Workbench and shelves.

##### **Garage 2**

Up and over door. Window to side. Entrance between the two garages.

#### **Workshop**

#### **Two Greenhouses**

#### **Garden ground**

The enclosed rear garden is mainly laid to lawn with shrubs and trees. There is a paved path leading up to the garages.

#### **Extras**

All carpets and curtains are included in the sale price.

#### **Heating and glazing**

Gas central heating

Double glazing, with the exception of the sun lounge.

#### **Services**

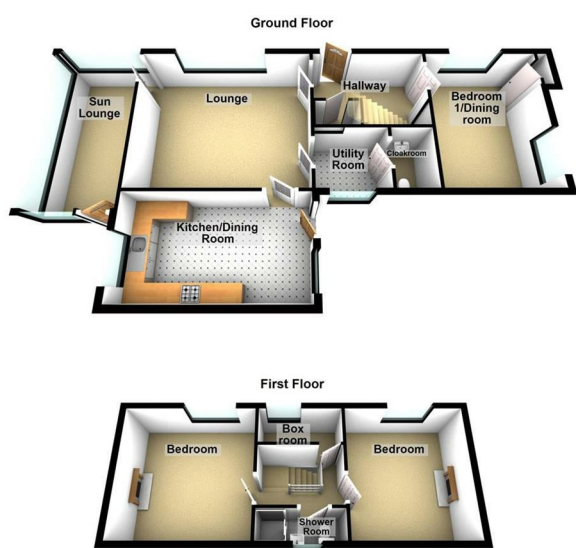
Mains gas, electricity, water and drainage.

#### **EPC Rating E**

#### **Council Tax Band D**







This floor plan is an approximate guide to the layout of the property only. It is not to scale.  
Plan produced using PlanIt.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		49	82

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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