

GEDDES MILL HOUSE AND LODGES, RAITLOAN, GEDDES, NAIRN IV12 5SB

Offers Over £435,000



A most desirable three bedroom detached bungalow with the addition of two self-catering lodges ideal for holiday lets.

R&R Urquhart LLP

Accommodation

Geddes Mill House – Porch, Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom with WC, 3 Double Bedrooms, Bathroom, Garage, Shed, Summer house.

Mill Lodge & Burnside Lodge – Lounge/ Dining/Kitchen, 3 Bedrooms, Bathroom

Located in an idyllic tranquil setting, nestled in amongst trees and with a babbling burn running along the bottom of the garden. Geddes Mill lies approximately 4 miles from the seaside town of Nairn and approximately 4 miles from the conservation village of Cawdor where the local Primary School is located.

Geddes Mill House and Lodges nestle in amongst trees in a mature garden designed to allow ample privacy, space and parking for each of the three properties. A gravel driveway leads to the front of the main property offering generous private parking. The driveway veers to the left to allow access to Mill Lodge and it's own parking area. Burnside Lodge has independent access along a track where there is also ample parking. Outbuildings comprise, a garage with up and over door, power and light. Summer house and shed.

Geddes Mill House offers very generous accommodation with the living accommodation to one end of the property and the bedrooms to the other.

A glazed porch at the front gives access to the broad 'L' shaped hallway providing a welcoming entrance to the property.



The extremely spacious triple aspect lounge is bright and airy with patio doors accessing the rear garden, taking in pleasant views. An open fire with slate hearth creates a feature and focal point. French doors lead to the adjacent dining room which provides ample room for a large dining table and chair set and in turn a further set of French doors lead to the kitchen. The kitchen is dual aspect and features a commanding cast iron woodburning stove, great for those chilly days. The woodburning stove can also heat the water independently of the central heating system.

The kitchen is well fitted with a wide range of wall and base units. A double oven, ceramic hob, fridge and dishwasher are included in the sale. There is also space for a family sized table and chairs to accommodate informal dining away from the dining room.

A rear hall with airing cupboard accesses the functional well-appointed utility room with window to the rear whilst to the other side of the hall lies a convenient cloakroom comprising a WC and wash hand basin.

Two of the double bedrooms sit to the front of the property with the third to the rear. All benefit from built-in double mirrored wardrobes providing great storage.

The spacious family bathroom comprises a WC, vanity unit with wash hand basin, cupboards, shelving and a large mirror above. A bath has an electric shower over and a glass shower screen.

Burnside Lodge and Mill Lodge

The two timber self caterings lodges are located within the grounds of Geddes Mill and were built in the late 1980s. Both are of the same design with Mill Lodge having the benefit of a raised decked area to the front. Both lodges have been sited to gain maximum privacy and have independent parking. The potential for long-term lets or holiday lets is excellent.



Approx. Dimensions

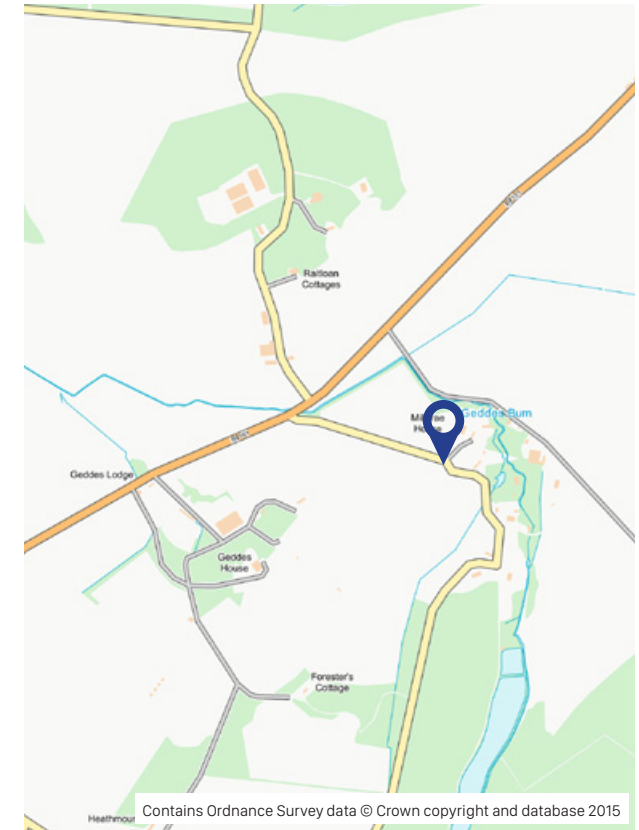
House	
Lounge	5.99m x 5.98m
Dining Room	5.99m x 3.00m
Kitchen	4.37m x 4.98m
Utility Room	2.38m x 3.12m
Cloakroom/WC	1.36m x 1.81m
Bathroom	3.00m x 3.12m
Bedroom 1	4.15m x 3.22m
Bedroom 2	3.07m x 3.69m
Bedroom 3	2.85m x 3.56m
Porch	1.52m x 5.78m

Lodges (Both alike)

Lounge/Dining Kitchen	9.57m x 3.31m
Bedroom 1	3.20m x 3.00m
Bedroom 2	3.20m x 3.03m
Bedroom 3	3.44m x 1.91m
Bathroom	2.33m x 2.10m

Extras Included

House	Curtains, blinds, carpets, fridge, freezer, dishwasher
Lodges	Furniture and contents included
Heating	Oil fired (House) Electric (Lodges)
Double Glazing	uPVC double glazing
Council Tax	F
EPC Rating	E
Gas	None
Electricity	Mains
Water	Mains
Drainage	Septic tank – one for each property all within the boundary.



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

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