

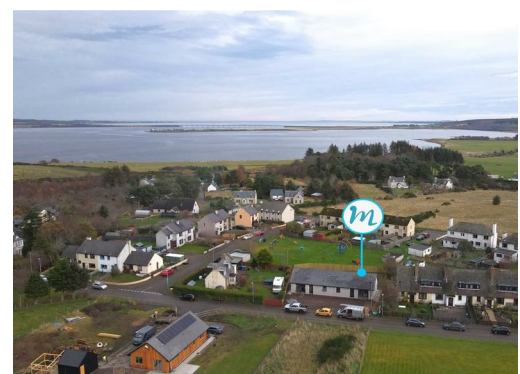
Plot 2 Station Road  
Edderton, Ross-Shire, IV19 1LA



Fixed Asking Price £180,000



A semi detached 2 bedroom bungalow, located in the hamlet of Edderton just 5 miles west of the town of Tain. The new build property is constructed by a local builder with a superb reputation to a high specification with excellent finishes. there is off street parking to the front and an enclosed garden to the rear.



# Area Map

## LAYOUT

The property is a semi detached bungalow with garden front and rear. The property has 2 bedrooms and open plan sitting room/kitchen and a large shower room, a large storage cupboard in the hall. The fitted kitchen has integrated hob, oven, hood, fridge and washing machine along with an area for table and chairs. The sitting area has wall Tv point and patio doors leading out to the front and a porcelain tile patio.

The large shower room has a walk in shower and white wall mounted wash basin and w/c, tiled floor and walls.

Includes all flooring throughout.

## CONSTRUCTION

The Bungalow (60 Sq m) is constructed to building warrant standards for high efficiency and comfort. The windows are UPVC in anthracite grey, Redland Regent Tile slate grey, White dry dash harling and concrete paving around house and porcelain tiled patio in front of Patio doors to the front. Decked area to the rear and enclosed garden to the rear.

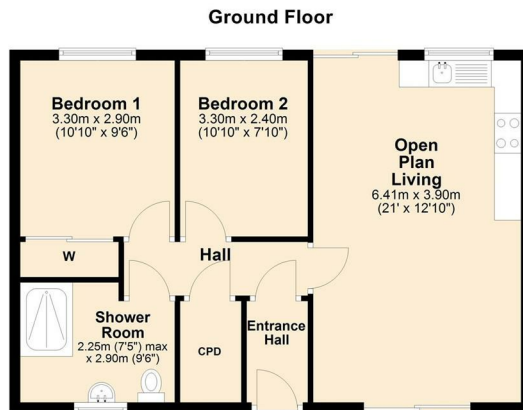
## PLANNING INFORMATION

Highland Council Planning Reference 23/04238/FUL

## LOCATION

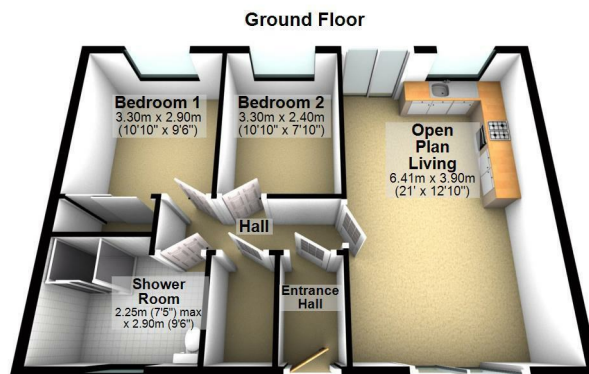
Edderton is a hamlet 5 miles we town of Tain with all the local ar doctors, local shops, supermark restaurants, train and bus links

WHAT3WORDS ///samplers.gall



For illustrative purposes only. Produced by Monster Moves Ltd 2024  
Plan produced using PlanUp.

**Plot 2, Station Road, Edderton**



For illustrative purposes only. Produced by Monster Moves Ltd 2024  
Plan produced using PlanUp.

**Plot 2, Station Road, Edderton**



Thistle House, Main Street, Golspie, KW10 6TG  
sales@monster-moves.co.uk  
www.monster-moves.co.uk  
Sutherland - 01408 525001  
Inverness - 01463 263063



monstermoveshighland



monster\_moves\_estate\_agents





Thistle House, Main Street, Golspie, KW10 6TG  
sales@monster-moves.co.uk  
www.monster-moves.co.uk  
Sutherland - 01408 525001  
Inverness - 01463 263063

**PRS**  
Property Redress Scheme



monstermoveshighland



monster\_moves\_estate\_agents

rightmove

Zoopla

onTheMarket.com

PrimeLocation.com

s1homes.com