

# Monster Moves

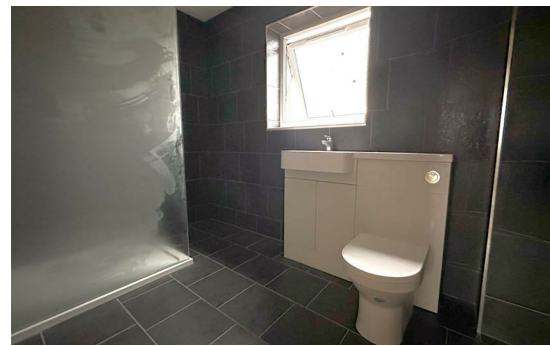


Plot 1 Station Road,  
Edderton, Ross-Shire, IV19 1LA

Fixed Asking Price  
£180,000



A new development of a 2 bedroom semi detached 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.



## 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

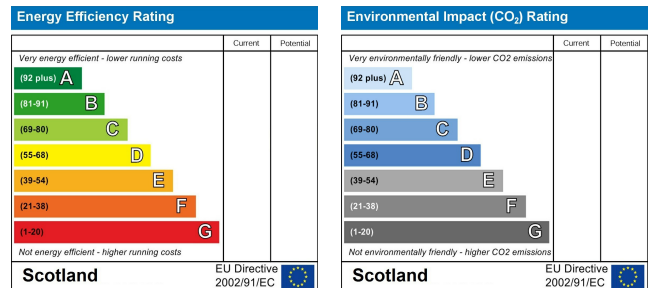
## LOCATION

Edderton is a hamlet 5 miles west of the historic town of Tain with all the local amenities such as doctors, local shops, supermarkets, pubs, restaurants, train and bus links.

## Area Map

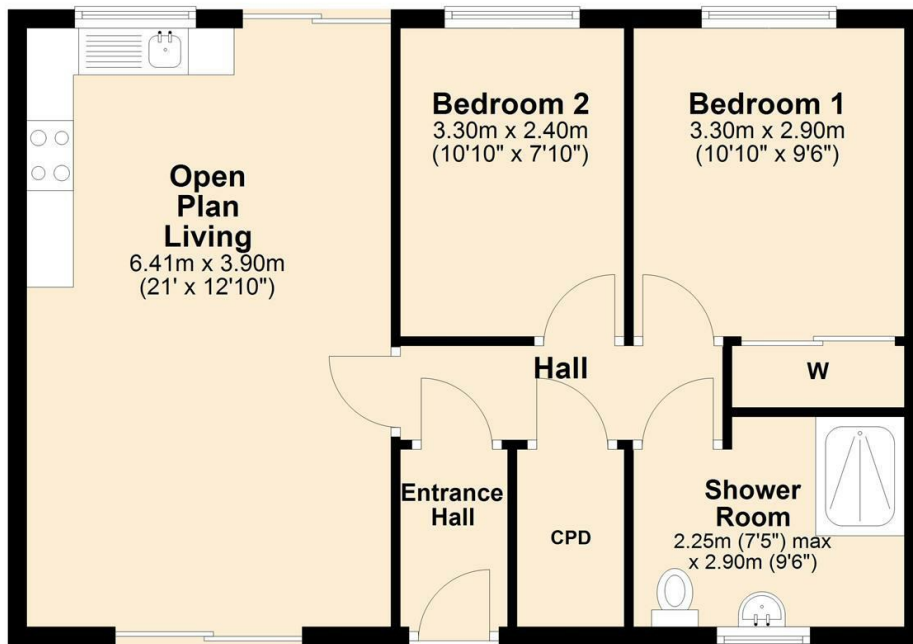


## Energy Efficiency Graph



## Ground Floor

## Floor Plans



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

**Plot 1 , Station Road, Edderton**





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