ARTHUR & CARMICHAEL
ESTATE AGENTS



Auckland House, Station Road, Edderton, IV19 1LA

Offers over £349,000

A unique opportunity to purchase a delightful 5-bedroom 2-storey property, with detached double garage and garden ground, situated in a long established residential area in the village of Edderton. Auckland House enjoys a south facing aspect and has been extensively altered and extended over the years, most recently circa 2017 and offers comfortable family accommodation with generously proportioned and bright rooms throughout along with excellent storage and represents an ideal family home. The property is fully double-glazed and benefits from oil fired central heating with the addition of two wood burning stoves in the lounge and dining room. Externally the property sits in a fully enclosed and private garden which has been well maintained with parking area and double garage to the rear providing ample parking for several vehicles. Only by viewing can this property and its flexible layout be truly appreciated.

Location

Edderton is a pleasant village near the shores of the Dornoch Firth, approximately 5 miles from the Royal Burgh of Tain, 9 miles from Dornoch and 34 miles from Inverness, the capital of the Highlands. Primary and secondary school pupils are transported by bus daily to Tain Royal Academy complex. There are many sites of historical interest in the area along with some of the most beautiful scenery in Scotland. There are numerous recreational activities to hand including Tain & Royal Dornoch Golf courses, Tain Tennis Club and bowls. The city of Inverness, being less than an hour away offers a more extensive range of shopping along with good rail and air links.





What3words – Lived.retraced.oxidation

Accommodation

Entrance through the patio doors at the front of the property leads into the Conservatory.

Conservatory

Glazed on two sides, with deep display oak wood sills, and glass roof, this is a charming and peaceful addition to Auckland House and provides a very pleasant atmosphere for relaxing. Windows through to lounge and dining room. Wall mounted electrical climate control heat pump air conditioning unit, which can supply both heat or cool air as necessary. Tiled flooring. Recessed lighting. Half glazed oak door through to hall.

Hall

Access is given to lounge, conservatory, dining room, kitchen and shower room. Stairs lead up to a split landing. Carpet. Fitted coat hooks. Radiator.

Lounge

This elegant room enjoys a south facing bay window along with a window into the conservatory. A log burning stove set in a stone fireplace with tiled hearth provides a cosy setting. Carpet. Decorative dentil cornicing. Built-in units and cupboard. Radiator. Ceiling light. Picture lights.

Dining Room

This substantial room is an impressive area for entertaining and again enjoys south facing windows allowing plenty of natural light to enter. A log burning stove, set on a Caithness slate hearth, provides an attractive focal point. Carpet. Decorative cornicing. Two radiators. Ceiling light. A door leads through to a bedroom/study and there is an opening through to an inner hall.





Bedroom

Situated off the dining room, this room again enjoys a south facing window. Radiator. Ceiling light. Shelved recess. Door through to inner hall.

Shower Room

Comprising WC, wash hand basin and shower cubicle, which has been fully lined with wet wall panelling and fitted with an electric Mira shower unit. Extractor fan. Radiator. Wall lights. Vinyl flooring.

Inner Hall

This inner hall allows access to a second shower room and a semi-spiral staircase leads up to the first floor, giving access to two further bedrooms and study. Carpet. Radiator. Linen cupboard with shelving and double doors. Under-stair storage cupboard.

Shower Room

Comprising WC, vanity wash-hand basin with storage under and walk-in shower. Walls have been fully lined with wet wall panelling. Mirror over sink with LED lighting. Rear Velux window. Extractor fan. Tiled flooring. Recessed lighting.

From the inner hall a semi-spiral staircase, with feature LED lighting, leads up to a large study area. Rear facing window. Carpet.

Study Area

Access is given to two bedrooms. Velux window. Built-in shelving. Carpet. Recessed ceiling lights.

Bedroom

Enjoying a south facing bay window this nicely proportioned room looks out over the garden. Recessed ceiling lights. Wall lights. Carpet. Coomb ceiling.

Bedroom

Another nicely proportioned double bedroom with coomb ceiling. Recessed ceiling lights. Wall lights. Carpet.







Kitchen

This quality fitted kitchen enjoys a generous amount of storage units and is complemented with a moveable centre island on wheels and an Everhot range cooker. Extractor hood. 1.5 stainless steel sink and drainer with mixer tap. Generous work surface. Door into a large shelved larder cupboard with sensor light. East facing window. Tiled flooring. Radiator. Track ceiling light.

Laundry Room

This practical room is fitted with base units and incorporates two laundry sinks. The washing machine and dishwasher are both included in the sale. Shelved storage cupboard with sliding doors. Wet-wall splash-back. Wall mounted shelving. Work surface. Two ceiling mounted clothes pulleys. Velux window. Tiled flooring. Radiator. Central heating boiler. Door leads out to a porch at the rear of the house.

From the front hall stairs lead up to a split landing which allows access to two further bedrooms, boxroom/study and bathroom.

Master Bedroom

Bright and spacious room enjoying a south facing bay window. Two double wardrobes with hanging rail and shelving. Wall and ceiling lights. Part coomb ceiling.

Bedroom

West facing window with curtains. Wardrobe with hanging rail and shelf. Carpet. Ceiling light.

Boxroom/Study

Rear facing window. Extensive wall shelving. Wall mounted electric meter and fuse box. Carpet. Ceiling light. Radiator.

Bathroom

Comprising WC, wash hand basin and bath fitted with a rainfall shower head and secondary shower head. The walls have been partially lined with wet wall panelling. Fitted wall mirror. Wall lights. Ceiling light. Wall mounted Dimplex down-heater. Ladder style heated towel rail. Side facing window. Hatch to loft. Radiator.

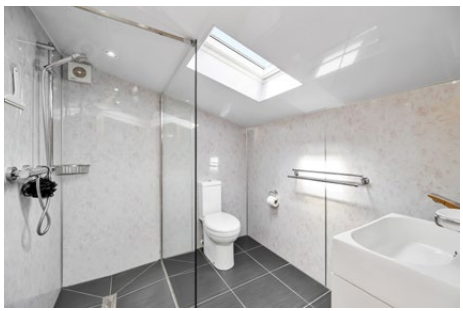














Detached Double Garage

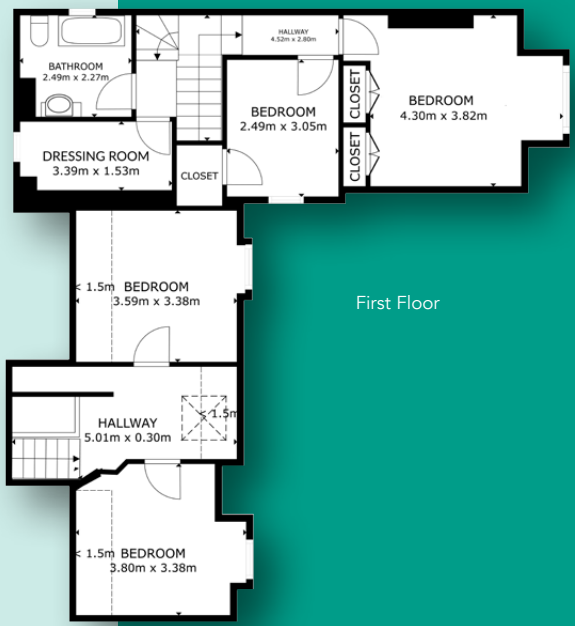
A detached double garage is located to the rear of the property and benefits from power and light. Access is by way of an electronically operated double vehicle car door. There is also a pedestrian side door.

Garden

Auckland House benefits from a beautifully landscaped and well-maintained front garden which is fully enclosed and is laid to lawn for easy maintenance. There is a variety of mature trees, including a beautiful lime tree, and various shrubs. Oil tank. Outside tap and power points. Metal shed. A driveway provides off street parking.



Ground Floor



First Floor

Conservatory	5.16m x 3.60m
Hall	2.87m x 4.59m
Lounge	4.76m x 3.86m
Dining Room	3.89m x 5.22m
Bedroom	3.85m x 2.99m
Shower Room	1.87m x 1.90m
Inner Hall	2.44m x 2.94
Shower Room	2.02m x 2.23m
Study Area	5.01m x 0.30m
Bedroom	3.80m x 3.38m
Bedroom	3.59m x 3.38m
Kitchen	3.45m x 3.86m
Laundry Room	2.18m x 3.93m
Master Bedroom	4.30m x 3.82m
Bedroom	2.49m x 3.05m
Boxroom/Study	3.39m x 1.53m
Bathroom	2.49m x 2.27m

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

Council Tax Band

Band 'D'

EPC

"E"

Post Code

IV19 1LA

Services

Mains electricity, water and drainage.

Viewing

Contact the selling agents

Entry

By Arrangement

Price

Offers over £349,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.







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