



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



Eastwood House, Station Road, Edderton, IV19 1JY

Located in the village of Edderton is this detached three bedroom house. Edderton is located on the Dornoch Firth and has a Primary School and a Distillery. The closest town is Tain which is approximately 5 miles away. Tain is Scotland's oldest Royal Burgh and is located minutes from the busy A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. Tain is within commuting distance of the major employment centres of the area. The Highland Capital of Inverness is approx. 34 miles to the South where all major transport links can be found. Inverness Airport has regular links to several British airports including Heathrow and Gatwick. Tain has cafes, shops, primary schools and a secondary school. The town also has ASDA, Tesco, Lidl and CO-OP Supermarkets, a Home Bargains Store, Golf Course and Tennis Club.

The accommodation consists of entrance hall, shower room, ground floor bedroom, lounge/diner, kitchen/diner. On the first floor there are a further two bedrooms. There is an attached garage to the side of the property. The front garden is fully enclosed with a well maintained lawn and mature shrubs.

The property has electric storage and panel heating.
EPC—Band F (25) Council tax band D.

Offers around £200,000

- **3 bedroom detached property**
- **Kitchen/diner**
- **Lounge/diner**
- **Ground floor shower room**
- **Electric storage and panel heating**
- **Double glazing**
- **Garage**
- **Enclosed front garden**
- **Easy access to A9**



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ENTRANCE HALL

Entered via front door. Carpet. Door to:

SHOWER ROOM

6'6" x 7'8" (1.98m x 2.34m) approx.

Level access shower. Toilet. Wash hand basin. Heated towel rail. Wet wall panels and vinyl floor covering.

HALLWAY

Carpet. Storage heater. Cupboard with fuse box. Under stair cupboard.

BEDROOM 1

13'4" x 10'5" (4.07m x 3.19m) approx.

Window to front. Panel heater. Carpet.

LOUNGE/DINER

27'8" x 15'0" (8.43m x 4.57m) approx.

Carpet. Coving. 2 x storage heaters. Window to front and side.

KITCHEN/DINER

13'1" x 13'10" (4.00m x 4.23m) approx.

Vinyl flooring. Storage heater. Larder cupboard. Fitted wall and base units. Window. Door to back hall.

BACK HALL

Vinyl flooring. Storage cupboard. Heater.

From hallway the first floor is accessed by a spiral staircase. First floor landing has radiator carpet and velux window

BEDROOM TWO

13'10" x 10'5" (4.07m x 3.19m) approx.

Carpet. Window to front. Cupboard with water tank. Combed ceiling.

BEDROOM THREE

13'9" x 9'10" (4.21m x 3.01m) approx.

Carpet. Window to front. Panel heater. Combed ceiling. Door to:

DRESSING ROOM

8'10" x 5'11" (2.71m x 1.80m) approx.

Carpet. Window to rear. Panel heater. Combed ceiling. Loft access hatch.

GARDEN

Enclosed garden to front of property. Well maintained lawn with mature shrubs and bushes. Attached garage with up and over door and pedestrian access to side.

PRICE

Offers around £200,000

ENTRY

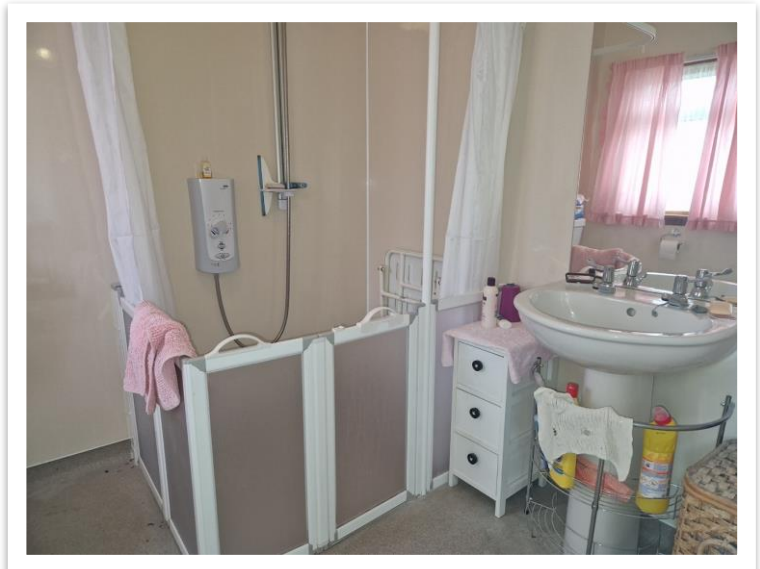
Flexible by arrangement.

COUNCIL TAX

Band D

VIEWING

By arrangement with the selling agents.



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OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING AGENTS LTD:-**

16a High Street, Alness,
Ross-shire, IV17 0PS.

Telephone:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com & facebook.

HANNAH HOMES give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.



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