



**Harper
Macleod LLP**
Estate Agents & Solicitors



Woodcliffe Cottage Lethen Road, Auldearn, IV12 5TL

Offers over £220,000

Fantastic opportunity to purchase a charming detached 3 bedroom home with double garage situated on a large corner plot in the village of Auldearn. This spacious home is full of charm and character with many of its original features to include the cast iron fireplaces. The home benefits from gas central heating and double glazing.

Auldearn is an attractive village with a highly regarded primary school and a popular hotel/restaurant. Secondary school pupils attend Nairn Academy.

There are many beautiful countryside walks nearby and the seaside town of Nairn is approximately 3 miles from Auldearn which has beautiful beaches, a picturesque harbour, riverside walks, two championship golf courses, sports centre, community centre, library, Little Theatre and swimming pool. Nairn also has a good range of shops, restaurants and local services.

The City of Inverness is approximately 19 miles from Auldearn where an extensive range of retail, leisure and business facilities can be found. Inverness Airport is approximately 12 miles from Auldearn which offers national and European flights.

Viewing highly recommended and strictly by appointment.

Entrance hallway

4'0" x 7'6" (1.23m x 2.29m)

Doors to lounge and Bedroom 1/dining room. Staircase to first floor. Understairs storage cupboard. Carpet.

Bedroom 1/Dining room

14'0" x 10'6" (4.29m x 3.21m)

Double aspect to front and side. Edinburgh press cupboard. Tiled fireplace with open fire. Carpet.

Lounge

14'1" x 13'7" (4.31m x 4.15m)

Window to front. Doors to sun lounge, kitchen and utility room. Tiled fireplace with wood burning stove. Carpet.

Sun lounge

15'11" x 8'2" (4.87m x 2.49m)

Windows overlooking the garden with side door. Carpet.

Kitchen

16'4" x 9'2" (5.00m x 2.80m)

Double aspect to side garden ground and door to side. Wall and base units with worktop and wet wall splashback. Stainless steel sink with left hand drainer. Integrated Lamona ceramic hob, extractor and electric oven. Wall mounted Worcester central heating boiler. Zanussi washing machine. Strip light. Heat alarm. Hatch to roof space. Laminate flooring.

Utility room

6'8" x 2'5" (2.05m x 0.74m)

Window to rear. Coat hooks. Door to cloak room. Vinyl flooring.

Cloak room

6'8" x 2'5" (2.05m x 0.74m)

White WC and pedestal wash hand basin with tiled surround. Mirrored wall cabinet. Chrome towel radiator. Vinyl flooring.

Landing

7'6" x 5'6" at widest point (2.29m x 1.69m at widest point)

Doors to two bedrooms, shower room and box room. Smoke alarm. Carpet.

Bedroom 2

14'2" x 13'7" (4.33m x 4.15m)

Window to front. Cast iron fireplace with wooden mantelpiece. Coombed ceiling. Carpet.

Bedroom 3

14'1" x 10'6" (4.30m x 3.22m)

Window to front. Cast iron fireplace with wooden mantelpiece. Coombed ceiling. Carpet.

Shower room

3'10" x 7'4" (1.17m x 2.25m)

Window to rear. White WC and pedestal wash hand basin with tiled surround. Shaver light. Shower cubicle with mains shower and tiling. Extractor. Carpet.

Box room

4'0" x 7'6" (1.22m x 2.30m)

Window to front. Glazed window to landing. Carpet.

Outbuildings

Garage 1

Up and over door. Window and door to side. Workbench and shelves.

Garage 2

Up and over door. Window to side. Entrance between the two garages.

Workshop

Two Greenhouses

Garden ground

The enclosed rear garden is mainly laid to lawn with shrubs and trees. There is a paved path leading up to the garages.

Extras

All carpets and curtains are included in the sale price.

Heating and glazing

Gas central heating

Double glazing, with the exception of the sun lounge.

Services

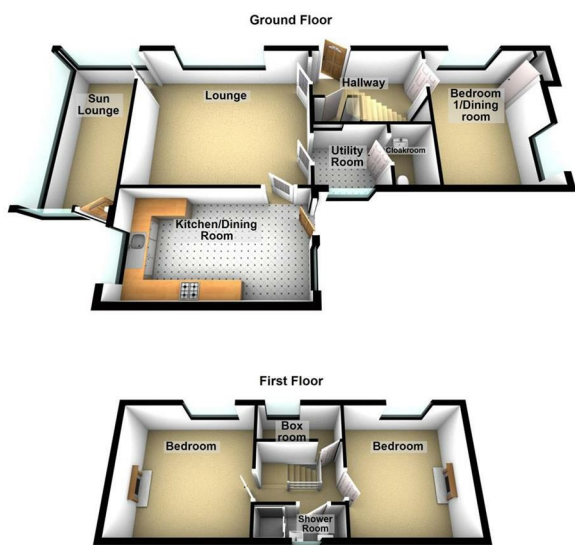
Mains gas, electricity, water and drainage.

EPC Rating E

Council Tax Band D

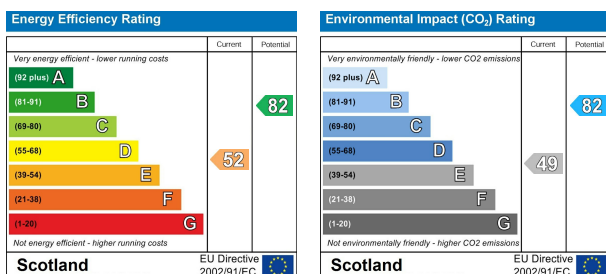






This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanUp.

Energy Efficiency Graph



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