



#### Services

Mains water, electricity and drainage is to a septic tank.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. White goods may be available under separate negotiation.

#### Heating

Oil fired central heating, complemented by a multi-fuel stove, which is located in the lounge.

#### Glazing

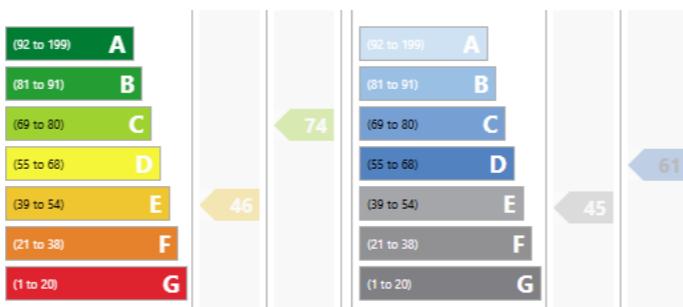
Double glazing throughout.

#### Council Tax Band

E

#### Viewing

Strictly by appointment via Munro & Noble Property Shop - Telephone 01862 892 555.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.'

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



## Inchintaury Edderton IV19 1LQ

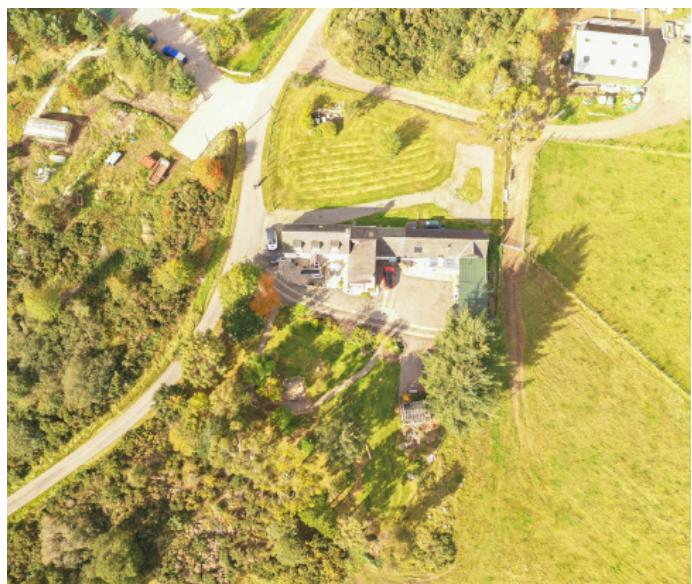
Inchintaury is a beautifully presented three-bedroomed, detached villa with workshops, substantial garden grounds and stunning views.

**OFFERS OVER £340,000**

📍 The Property Shop, 22 High Street  
 Tain  
✉️ [Property@munronoble.com](mailto:Property@munronoble.com)  
📞 01862 892 555

#### Property Overview

<span style="color: red; border: 1px solid blue; border-radius: 50%; padding: 10px; text-align: center;">H</span>	<span style="color: red; border: 1px solid blue; border-radius: 50%; padding: 10px; text-align: center;">B</span>	<span style="color: red; border: 1px solid blue; border-radius: 50%; padding: 10px; text-align: center;">S</span>	<span style="color: red; border: 1px solid blue; border-radius: 50%; padding: 10px; text-align: center;">C</span>
Detached Villa	3 Bedrooms	1 Reception	Study
<span style="color: red; border: 1px solid blue; border-radius: 50%; padding: 10px; text-align: center;">T</span>	<span style="color: red; border: 1px solid blue; border-radius: 50%; padding: 10px; text-align: center;">W</span>	<span style="color: red; border: 1px solid blue; border-radius: 50%; padding: 10px; text-align: center;">G</span>	<span style="color: red; border: 1px solid blue; border-radius: 50%; padding: 10px; text-align: center;">W</span>
3 Bathrooms	Oil	Garden 1.00Acre	Workshops



**Bedroom One**



**Bedroom One Dressing Room**



## Lounge/Dining Room



### Property Description

Nestled in the tranquil countryside just outside the picturesque village of Edderton, this delightful three bedroom detached home offers the perfect blend of rural charm and modern comfort. With stunning views across the surrounding hills and easy access to Tain and the North Coast 500. This property is ideal for those looking for a family sized home, those looking to retire, or anyone seeking a peaceful Highland retreat, and viewing is recommended to appreciate the accommodation within, as well as its peaceful location. The accommodation offers several pleasing features including double glazed windows, oil fired central heating complemented by a multi-fuel stove, and good storage facilities throughout. The spacious accommodation has been split into two halves, the original home, and an extension where the lounge/dining room is located, with a spiral staircase leading to the study/craft room. Upon entering the home, you are met with a front porch with built-in shelving and leads to the entrance hall with additional storage cupboard. The charming lounge/dining room can be accessed through double doors, and the room boasts a multi-fuel stove, set within a stone-built surround fireplace. Benefiting from triple aspect windows which allow for an abundance of natural light to flood the room. From here, French doors lead to an outdoor patio area, located towards the front elevation of the property, making this an ideal spot for al-fresco dining. The well-appointed kitchen/breakfast room comprises wall and base mounted units with worktops, tiled splashbacks, a handy breakfast bar, a 1 1/2 sink with mixer tap and drainer. There is space for a dishwasher, a fridge and a standalone cooker. Off the kitchen can be found a useful utility room which gives access to the rear elevation, and the loft. It comprises wall and base mounted units, plumbing for a washing machine, and space for a tumble dryer, along with two fridge/freezers. The principal bedroom benefits from a dressing room and en-suite shower room. Completing the downstairs accommodation is the family bathroom which has a bathtub with mains shower over, a WC and a pedestal sink. On the first floor two double bedrooms can be found, both with combed ceilings, and stunning views over the Dornoch Firth. Bedroom three also benefits from loft access. Lastly, there is a shower room with a velux window, tiled cubicle electric shower, a heated towel rail, WC and a wash hand basin within a vanity unit. Upstairs, there are a further two double bedrooms with combed ceilings and both afford stunning views over the Dornoch Firth, with bedroom three providing loft access. Also on the first floor is a shower room with velux window, tiled cubicle with electric shower, heated towel rail, WC and wash hand basin within a vanity unit.

Externally, the generous wraparound garden grounds extend to approx 1.00 acre and are mainly laid to lawn, with flower beds and mature trees. A large gravel driveway runs to the front elevation and offers ample parking with a handy carport and turning space for a number of vehicles. Sited here is a workshop which has power, lighting, and a floored attic space with sky lights. The garden space also benefits from a summerhouse, ideal for enjoying summer days and evenings.

Edderton is a scattered village, lying on the southern shores of the Dornoch Firth, and is situated just 5 miles from Tain where local amenities can be found. Outdoor enthusiasts will love the proximity to beaches, forest trails, and hill walks, while Inverness is just over an hour's drive for city conveniences. There is a sense of community spirit here with events taking place in the village hall, post office and a mobile library. Buses run to the nearby primary and secondary schools. Edderton is home to Balblair Distillery, which featured in the film "The Angel's Share".

## Mezzanine Study



## Bedroom Two



## Kitchen/Breakfast Room



## Rooms & Dimensions

Entrance Porch  
Approx 1.60m x 1.30m

Entrance Hall

Bedroom One  
Approx 4.10m x 3.60m

Bedroom One Dressing Room  
Approx 2.70m x 2.00m

Bedroom One En-Suite Shower Room  
Approx 2.00m x 1.10m

Bathroom  
Approx 2.50m x 2.10m

Lounge/Dining Room  
Approx 7.00m x 4.33m

Mezzanine Study  
Approx 4.30m x 3.00m

Kitchen/Breakfast Room  
Approx 4.50m x 3.00m

Utility Room  
Approx 4.50m x 4.20m

Landing

Shower Room  
Approx 2.50m x 1.10m

Bedroom Two  
Approx 4.60m x 3.70m

Bedroom Three  
Approx 4.60m x 3.70m

## Utility Room



## Bathroom

