



Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, tumble dryer and timber shed. Some items of furniture are available under separate negotiation.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

E

Viewing

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

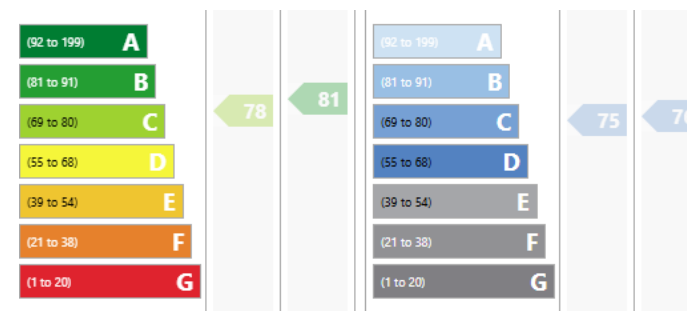
Entry

By mutual agreement.

Home Report

Home Report Valuation - £310,000

A full Home Report is available via Munro & Noble website.



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

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

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.



Embar, Carrieblair Crescent Tain IV19 1JZ

A detached four bedroomed villa spread over 2 floors, nestled in the quiet village of Edderton.

OFFERS OVER £310,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



Detached House



4 Bedrooms



1 Reception



2 Bathrooms



Oil



Garden



Garage



Driveway

Kitchen/Diner



Kitchen/Diner



First Floor Bedroom One



En-Suite Shower Room





Lounge

Property Description

This impressive, detached four bedroomed villa, offers well-proportioned accommodation throughout and is spread over two floors. This property is tucked away in a quiet location, in the small village of Edderton. Offering a wealth of features including four double bedrooms, one of which can be utilised as an office, perfect for those who work from home, ample storage provisions, double glazing and oil fired central heating. Viewing is highly recommended to appreciate the size of the accommodation on offer. Upon entering the property, you are met with the wooden entrance porch, which in turn leads to a generously sized lounge with French doors that provides access to the front patio area, ideally positioned for al-fresco dining. Also located on the ground floor is a WC and the kitchen/diner which has wall and base mounted units, with worktops, splashback tiling, a stainless steel sink with mixer tap and drainer. Integrated appliances include a double electric oven and hob with extractor hood over. Off the kitchen can be found a useful utility room which boasts base units, a stainless steel sink with mixer tap and has a washing machine and tumble dryer which are included in the sale. There is a door in the utility room which gives access to the rear garden. Completing the ground floor accommodation is a double bedroom with fitted wardrobes. On the first floor can be found a further three bedrooms, with dormer windows, with the principal bedroom boasting a walk-in wardrobe, and an en-suite shower room. The family bathroom can be found on the first floor comprising of a WC, a pedestal wash hand basin, a heated towel rail, thermostatic shower enclosure with wet walling, a bathtub and is finished with ceramic floor tiles. Externally, the property sits on a large plot and the boundaries are clearly marked by fencing. There is a shared gravel driveway providing ample space for parking several vehicles and in turn leads to the single garage, which has power, lighting and an electric up and over door. Also sited here are two timber sheds, which is included in the sale. Edderton is a scattered village 5 miles from Tain, lying on the southern shores of the Dornoch Firth. There is a sense of community spirit here with events taking place in the village hall and a mobile library and post office. There is a small primary school and buses run to the secondary school, Tain Royal Academy. Edderton is home to Balblair Distillery, which featured in the film. "The Angel's Share".



Bathroom



First Floor Bedroom Two



Ground Floor Bedroom

Rooms & Dimensions

Entrance Porch
Approx 1.75m x 1.50m

Lounge
Approx 6.10m x 4.25m

Ground Floor Bedroom
Approx 4.05m x 3.98m

WC
Approx 2.33m x 1.45m

Kitchen/Diner
Approx 6.00m x 4.00m

Utility Room
Approx 3.20m x 1.65m

Landing

First Floor Bedroom One
Approx 4.08m x 3.16m

En-Suite Shower Room
Approx 2.24m x 2.00m

Bathroom
Approx 3.12m x 2.30m

First Floor Bedroom Two
Approx 3.60m x 2.94m

First Floor Bedroom Three
Approx 3.90m x 3.40m

