

21 DOOCOT ROAD, AULDEARN IV12 5TF

Offers over £165,000



A charming two-bedroom semi-detached bungalow set in the sought-after and historic village of Auldearn, offering excellent potential for modernisation and extension. With generous gardens and a well-established setting, this property presents a fantastic opportunity to create a delightful home tailored to your needs.

R&R Urquhart LLP



Set within the historic and ever-popular village of Auldearn, this quaint two-bedroom semi-detached bungalow offers a wonderful opportunity to create a charming home in a

well-established and sought-after location. The village itself is highly regarded, with a strong community feel and a well-

respected primary school nearby, making it an appealing setting for a wide range of buyers.

The property, a much-loved and well-maintained home, is now ready for a new chapter and would benefit from a programme of modernisation. However, it remains perfectly habitable as it stands and presents huge potential for improvement or extension, subject to the usual consents. Indeed, a number of neighbouring properties have already been extended, demonstrating the scope available.

Inside, the accommodation comprises a good-sized living room featuring two front-facing windows that flood the space with natural light. A gas-fire with a Baxi back boiler is in place, and a door leads through to the kitchen. The kitchen is fitted with a range of older-style units, offering a generous amount of storage including two separate full-height cupboards, along with a stainless-steel sink positioned beneath a window overlooking the rear garden.

There are two bedrooms, including a double bedroom to the rear and a single bedroom to the front, which itself may offer potential for slight enlargement. The bathroom is fitted with a WC, wash hand basin and bath with an electric shower over.

One of the standout features of this property is the plot. It benefits from gardens to the front, side and rear, along with a particularly substantial additional extension to the rear garden—an added bonus that opens up a variety of possibilities for landscaping, expansion or outdoor living. Two sheds are also included, providing useful storage.

Altogether, this is an excellent opportunity to acquire a bungalow in a desirable village setting, offering plenty of scope to update, extend or simply enjoy as a comfortable home.







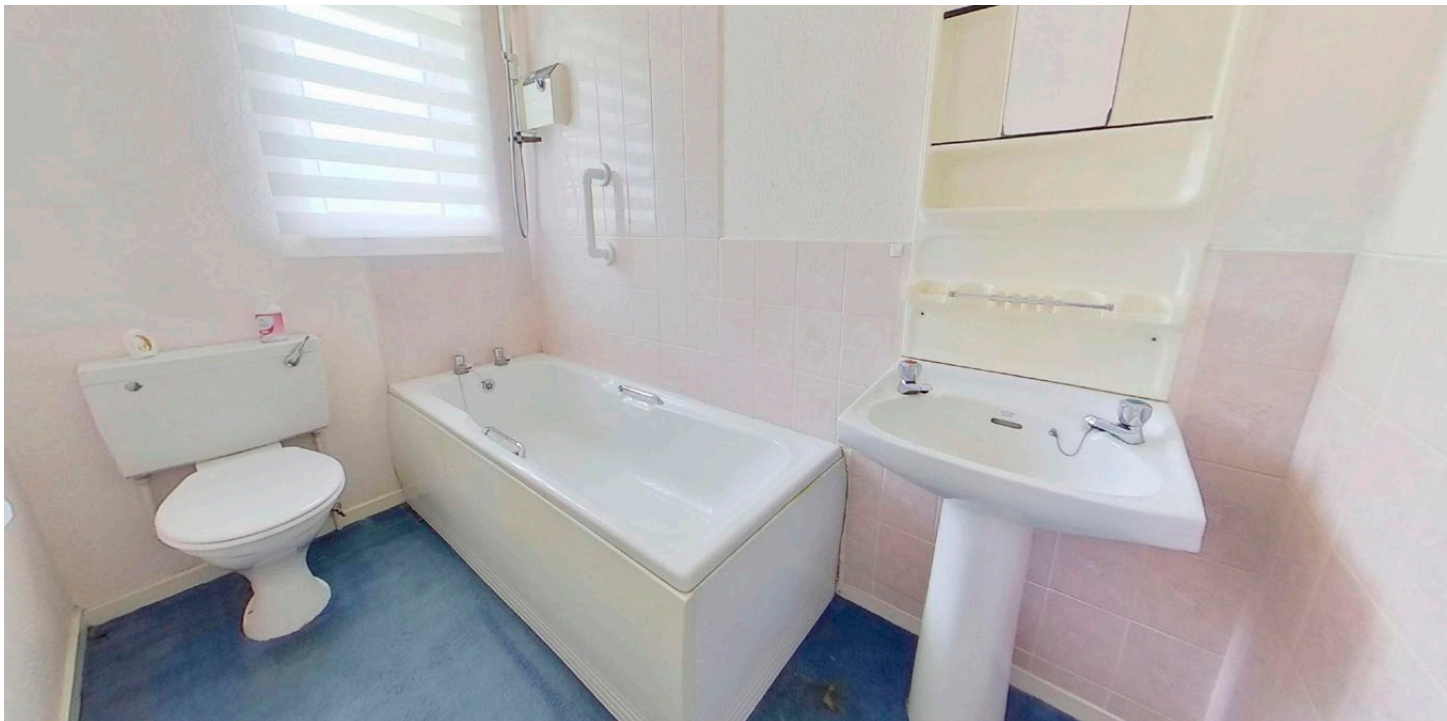
Approx. Dimensions

Lounge	4.41m x 3.68m
Kitchen	3.81m x 2.68m
Bathroom	2.55m x 1.54m
Bedroom 1	3.46m x 3.20m
Bedroom 2	2.98m x 2.60m

Extras Included

Fitted floor coverings, blinds, curtains. 2 sheds.

Heating	Gas fired central heating (boiler serviced August 2025)
Double Glazing	uPVC double glazing
Council Tax	Band B
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains





The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.