

ELYNDON, LETHEN ROAD, AULDEARN IV12 5TX

Offers over £350,000



Immaculate three-bedroom detached bungalow set in a sought-after village location, just steps from an excellent primary school. Beautifully maintained with spacious interiors and stunning gardens.

R&R Urquhart LLP



Elydon is a beautifully presented and meticulously maintained three-bedroom detached bungalow located on a peaceful road just on the edge of the historic village of Auldearn.

Built and lovingly cared for by the current owners for the past 35 years, the property offers a rare opportunity to purchase a truly turnkey home in a sought-after location.

The home sits within stunning gardens to both the front and rear, with an abundance of colourful, well-tended

planting, multiple patio areas from which to enjoy the sun at differing times of the day, and charming features including a summer house and greenhouse. A garage with a gravel driveway to the front allows for ample off-street parking.

On entering the property, a large and welcoming vestibule leads into an L-shaped hallway with excellent storage options, including loft access via a hatch. The lounge is bright and spacious with characterful exposed timber floorboards, offering a warm and inviting setting to the room. A door from the lounge opens into the dining room, which benefits from patio doors to the rear garden and ample space for entertaining. The adjoining kitchen is modern and stylish, featuring cream gloss units, dark wood-effect laminate worktops, and a striking deep red splashback. Included is a feature six-burner Rangemaster cooker and an American-style fridge freezer.

Off the kitchen, the utility room provides access to the garden and is equipped with a ceiling 'pulley' clothes airer, stainless steel sink, generous storage, and plumbing for a washing machine. The Worcester central heating boiler is neatly housed here, along with additional coat-hanging space.

There are three generous double bedrooms, all with wall-to-wall mirrored wardrobes, offering excellent storage. The master bedroom also benefits from a contemporary ensuite, complete with integrated WC and wash hand basin with built-in lighting and storage. A large shower cubicle houses a mains-fed shower, and a chrome towel rail adds a further contemporary touch.

The family bathroom is equally impressive, boasting a spacious layout with a feature oval bath, quadrant shower cubicle with mains-fed shower, WC, and a stylish winged wash hand basin with integrated lighting and storage.

Presented in immaculate condition throughout, this home is ready to move into and would suit a variety of buyers looking for comfort, space, and a beautiful setting.







Approx. Dimensions

Vestibule	2.42m x 1.77m
Lounge	5.30m x 4.81m
Dining room	4.78m x 2.70m
Kitchen	4.69m x 3.12m
Utility room	2.78m x 1.79m
Bedroom 1	4.00m x 4.03m
Ensuite	1.70m x 2.78m (into shower cubicle)
Bedroom 2	4.17m x 3.00m
Bedroom 3	3.48m x 3.01m
Bathroom	3.69m x 3.10m

Extras Included

Fitted floor coverings, blinds, curtains, range cooker, fridge freezer, washing machine , Summer house, bin store, greenhouse, shed.

Heating	Gas fired central heating
Double Glazing	Hardwood timber double glazing. All units have recently been replaced.
Council Tax	Band F
EPC Rating	Band C
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.

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