

# WOODSIDE CROFT

CAWDOR ROAD, AULDEARN, NAIRN, HIGHLAND



**Galbraith**







# WOODSIDE CROFT, CAWDOR ROAD, AULDEARN, NAIRN, HIGHLAND

## Spacious house in a desirable village location

Nairn town centre 2.6 miles ■ Inverness 18 miles

- 2 reception rooms. 3 bedrooms
- Spacious and flexible accommodation
- Charming, private rear garden
- Timber garage
- Convenient village location

Offers Over £300,000

**Galbraith**

Inverness  
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SITUATION

Woodside Croft is located heart of Auldearn, a highly desirable village close to Nairn on the Moray coast. The Moray coast is famous for its mild dry climate and beautiful coastline and the countryside offers a range of leisure and sporting pursuits. Auldearn has a highly regarded primary school, a popular pub and restaurant, and luxury country house hotel (Boath House). Nearby, Nairn, which can be reached via the off-road cycle track, is a thriving centre with a good range of shops and amenities, including a railway station, and excellent leisure facilities with two championship golf courses, a marina, swimming pool and tennis courts. Inverness is within easy reach and has all the facilities of a modern city including its airport with several flights per day to London, as well as regular flights to Europe.

DESCRIPTION

Woodside Croft is constructed of rendered block with a pitched tile roof and provides well-proportioned accommodation over two storeys. The kitchen/dining/sitting room is a particularly generously sized and appealing room with a multi fuel stove and sliding glazed doors leading out to the garden. The separate sitting room is wonderfully light and also has French doors to the front garden. A utility room and bathroom complete the ground floor accommodation. On the first floor there are three bedrooms, all with built in wardrobes, and a shower room. The house is double glazed, has mains services and gas central heating.

ACCOMMODATION

Ground floor: Hall. Sitting Room. Kitchen/Dining/Sitting Room. Utility. Bathroom.  
First Floor: Landing. 3 Bedrooms. Shower Room.

GARDEN

Outside, there is a delightful, enclosed garden to the rear of the house with a lawn and patio seating area. Ample parking space is provided on the gravelled driveway and a timber garage provides useful storage space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band E	C 74	FTTC*	Yes

\*Fibre To The Cabinet

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

IV12 5TQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: nutty.punch.adjust

LOCAL AUTHORITY

Highland Council









### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

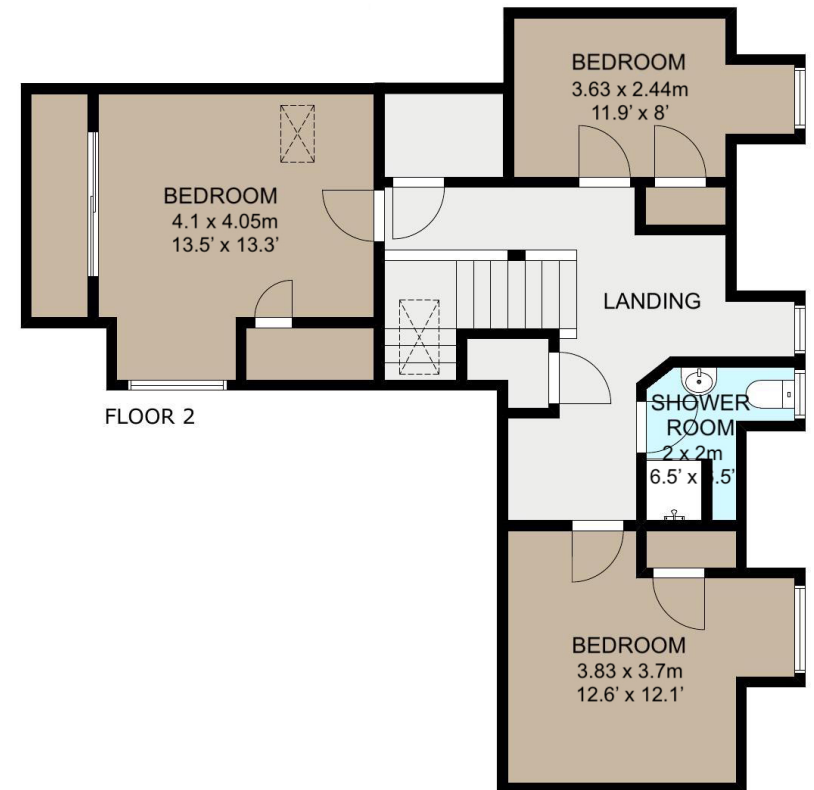
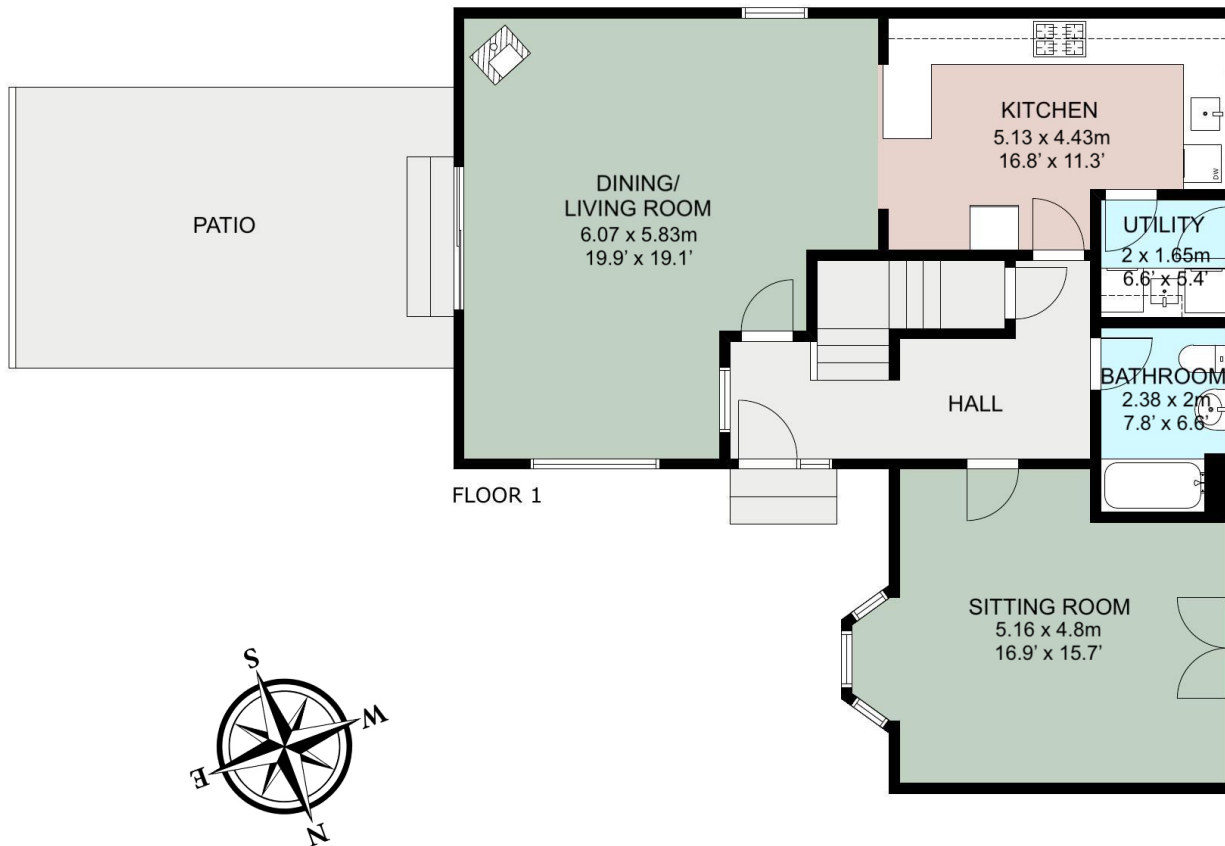
### HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2025.

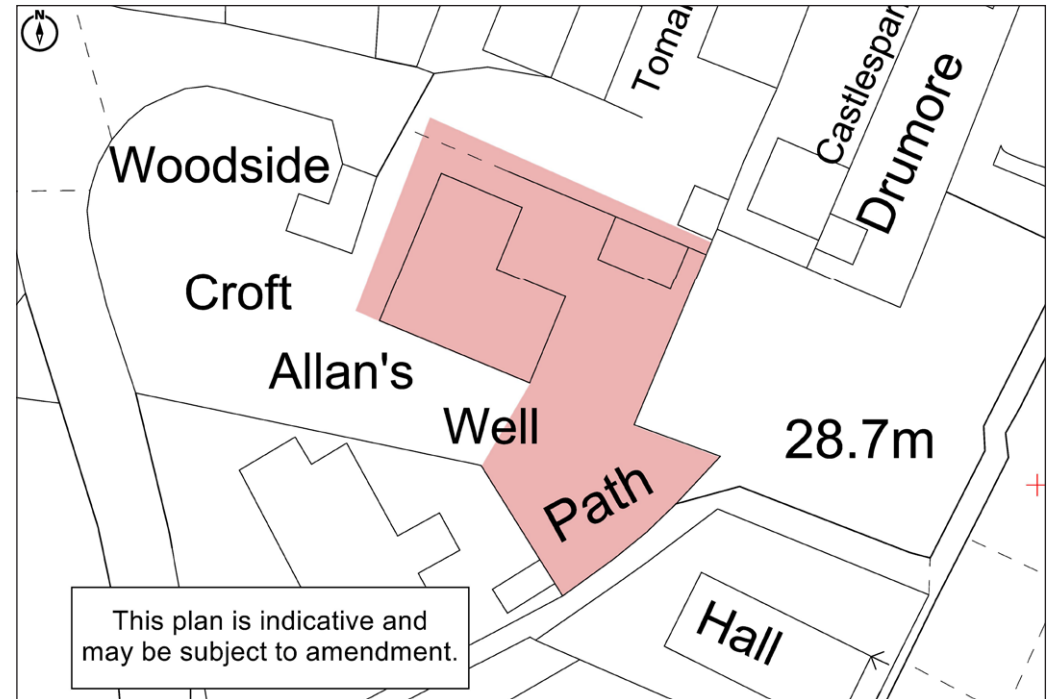




**Woodside Croft, Cawdor Road, Auldearn, Nairn, IV12 5TQ**

Illustration for identification purposes, actual dimensions may differ. Not to scale.













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