

A wide-angle photograph of a modern living room. On the left, a dark green wall features a framed abstract painting and two arched mirrors. A black leather sofa with striped cushions sits against this wall. In the center, a large wooden coffee table rests on a blue and black patterned rug. To the right, two blue leather armchairs with footrests are positioned near a brick pillar. A dark wood sideboard with various decorative items is on the far right. A window with a striped valance and a potted plant are also visible. The room has wooden flooring and pendant lights.

# ANDOJA HOUSE

HIGH STREET, AULDEARN, NAIRN, HIGHLAND, IV12 5TG

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

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# HIGH STREET, AULDEARN

NAIRN, HIGHLAND, IV12 5TG

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his attractive property is located in the quiet and historic village of Auldearn just over two miles east of Nairn and eight miles from Forres. Andoja House is a short walk away from the local primary school, hotel and post office/convenience store.

Nairn, “The Riviera of the North”, has many local services including a modern cottage hospital, a varied array of shops, Post Office, railway station, hotels, restaurants, supermarkets and secondary school. A popular holiday destination since Victorian times, Nairn has a host of features which continue to offer a memorable leisure experience. You can enjoy sandy beaches, riverside walks and the promenade with fantastic views over the busy harbour across The Moray Firth. Nairn East beach stretches for miles all the way along the coast to Findhorn.

The town is the home of the world-famous Nairn

Golf Club, host course of The Walker Cup in 1999, and also Nairn Dunbar Golf Course, another highly-rated championship track.

Nairn is sixteen miles from Highland’s capital city of Inverness where an even wider range of facilities is available. Acknowledged to be one of the fastest growing cities in Europe, nearby Inverness provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport (eleven miles away) is well connected to other UK & overseas destinations.

The Scottish Highlands are a magnet to lovers of the outdoors with easy access to the winter and summer sports playgrounds of The Cairngorms National Park. The ruggedness of the Northwest Highlands, often referred to as the last great wilderness in Europe, is also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.





# ANDOJA HOUSE

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McEwan Fraser Legal is delighted to offer a superb opportunity to purchase this very substantial four bedroom detached villa, just over two miles east of Nairn, located in the peaceful village of Auldearn. This property has been substantially improved and modernised in recent years to provide a welcoming and comfortable living environment.

The property has been constructed over two levels with the lower accommodation consisting of entrance vestibule, hallway, very bright and spacious open-plan multi aspect lounge/family room, attractive fitted kitchen (including range gas cooker, wine-cooler & integrated dishwasher) with breakfast bar, utility room, workshop area and fully-tiled family bathroom (with shower over bath) and

separate dining room which consists of a functioning fireplace and could be used as a fifth downstairs bedroom.

The upper floor has four good-sized bedrooms (three with fitted wardrobes) and fully-tiled shower room with walk-in shower. The property benefits from gas-fired central heating and double glazing.

The garden ground is mainly to the rear of the property and contains a large parking area for a number of vehicles along an elevated terraced area laid to lawn, with an outdoor sitting space overlooking the village. With its raised deck and patio area, its ideal for entertaining and barbeques. This lovely property would make a great family home. In addition, it has a previous history as a successful bed & breakfast/guest house and could be readily returned to this activity.





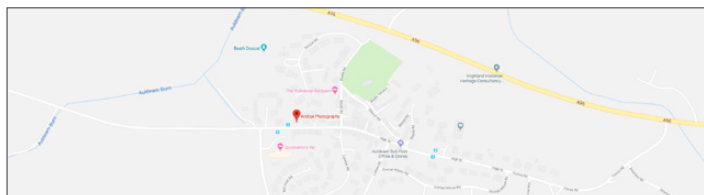


**“..THE UPPER FLOOR  
HAS FOUR GOOD SIZED  
BEDROOMS (THREE  
WITH FITTED  
WARDROBES)..”**



# SPECIFICATIONS

## FLOOR PLAN & PROPERTY LOCATION



## Approximate Dimensions (Taken from the widest point)

Living Room	7.33m (24'1") x 6.77m (22'3")
Dining Room	4.50m (14'9") x 4.15m (13'7")
Kitchen	4.32m (14'2") x 3.50m (11'6")
Utility	3.17m (10'5") x 2.70m (8'10")
Workshop	2.60m (8'6") x 2.20m (7'3")
Hallway	4.00m (13'2") x 2.60m (8'6")
Bedroom 1	4.02m (13'2") x 3.05m (10')
Bedroom 2	5.10m (16'9") x 2.90m (9'6")
Bedroom 3	4.20m (13'9") x 4.10m (13'5")
Bedroom 4	4.50m (14'9") x 3.23m (10'7")
Bathroom	2.60m (8'6") x 2.00m (6'7")
Shower Room	2.70m (8'10") x 2.20m (7'3")

Gross internal floor area (m2) : 217m2 // EPC Rating : D

Extras (Included in the sale) : Fitted floor coverings, range gas cooker, wine cooler & integrated dish-washer.

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