

Galbraith



EASTER GOLFORD HOUSE

AULDEARN, NAIRN, HIGHLAND



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An impressive traditional house in a highly desirable rural setting

Auldearn 2.7 miles ■ Nairn 5.4 miles ■ Inverness 22.3 miles

Guide Price £500,000

- 4 reception rooms. 5 bedrooms
- Flexible accommodation
- Many fine features
- Well maintained enclosed garden
- Double garage
- Stunning views towards the Moray Firth
- Close to a wide range of amenities

Galbraith

Inverness
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 OnTheMarket





SITUATION

Easter Golford House is located in a highly desirable rural setting a short distance from the popular Highland village of Auldearn and 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 town 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, gyms, and tennis courts. Private schooling is available at the world renowned Gordonstoun, about 18 miles away. 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

Easter Golford House is an elegant detached traditional house (previously called Scuan) located in a stunning rural setting near Brodie. Sitting in an elevated position on the eastern end of a small row of other similarly attractive houses, the house enjoys a wonderful outlook across open countryside, the Moray Firth and on a clear day, the hills of Sutherland beyond. Likely to date from the late 1800s and constructed of stone under a slate roof, extensive accommodation is provided over two storeys, including on the ground floor a vestibule, hallway, a magnificent drawing room, dining room, morning room / snug, study, cloak room, inner hall / study area, shower room, cloak room and boot room. On the first floor, a landing leads to two separate shower rooms, an attic room / 5th bedroom and four principal bedrooms.

The house is very tastefully decorated and has a lovely bright and airy atmosphere. It has many of the features one would hope to find in a property of this age and quality including tall, corniced ceilings, fireplaces (with two wood stoves) and an attractive staircase with a carved handrail and ornate cast iron balusters. The flexible room layout allows the house to be used in a variety of ways with the dining room or potentially the rear study offering themselves as additional ground floor bedrooms if required. The triple aspect drawing room, morning room, dining room and kitchen are particularly appealing rooms. The house is heated using oil central heating and is mainly double glazed.

ACCOMMODATION

Ground Floor:

Vestibule. Hall. Drawing Room. Dining Room. Morning Room. Study. Dining Kitchen. Cloak Room. Boot Room. Rear Hall. Hall / Study. Shower Room.

First Floor:

Landing. 2 Shower Rooms. 4 Bedrooms. Attic Room / 5th Bedroom.

GARDEN

Outside, there is a generously sized garden enclosed by a mature hedge and stone wall. The garden includes a gravelled driveway and turning circle, areas of lawn, well stocked beds and borders and several mature specimen trees. There is large double garage providing excellent storage space.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Oil	Band G	Available	Available	E45

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

From the A96, take the eastern entrance into Auldearn. Take the first left onto Moyness Road and continue for about 1.8 miles (1.5km) before turning left. Continue for a further 0.7 miles where Easter Golford House is the last house on the right hand side (in a short row of detached dwellings).

POST CODE

IV12 5QQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: cracker.newlywed.caring

SOLICITORS

Muro and Noble, Inverness

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.

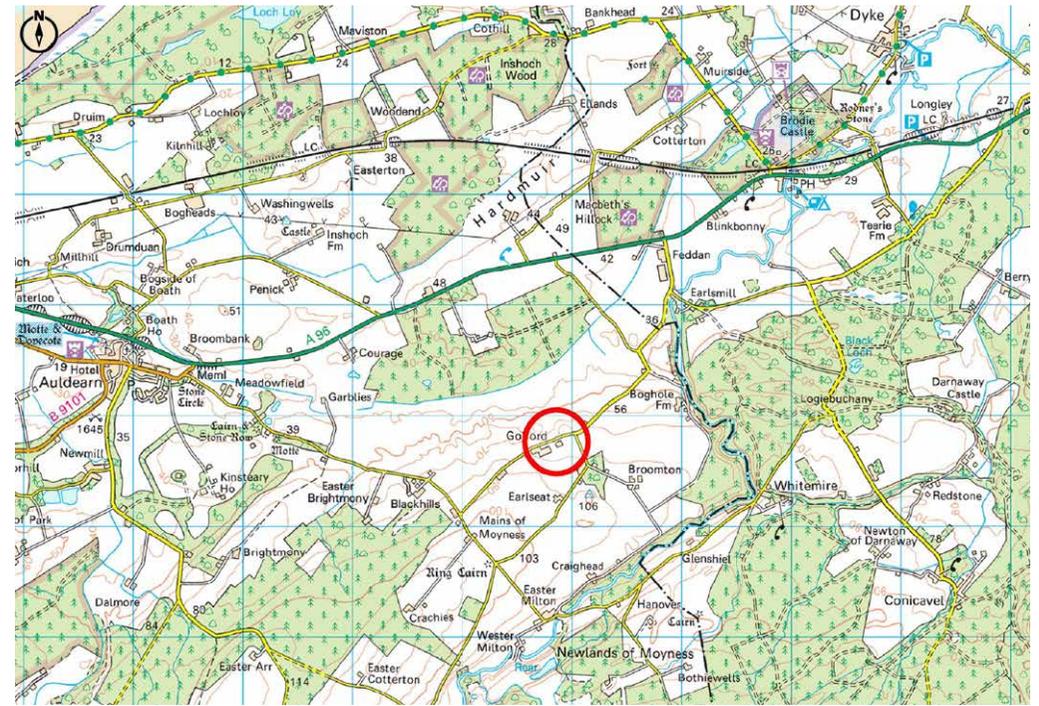
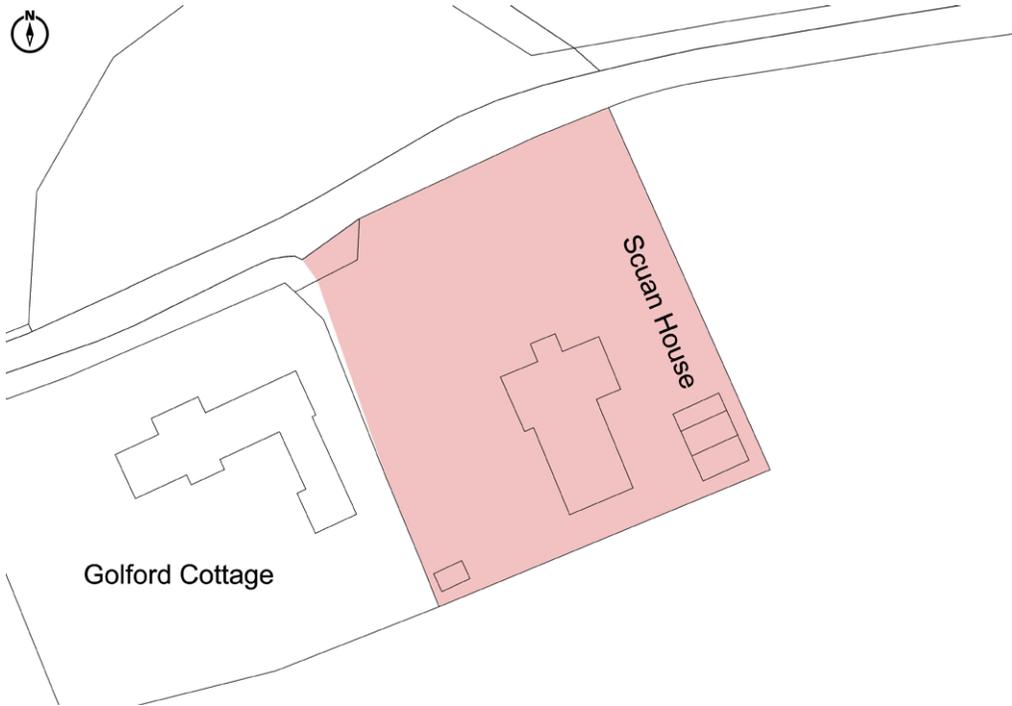
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



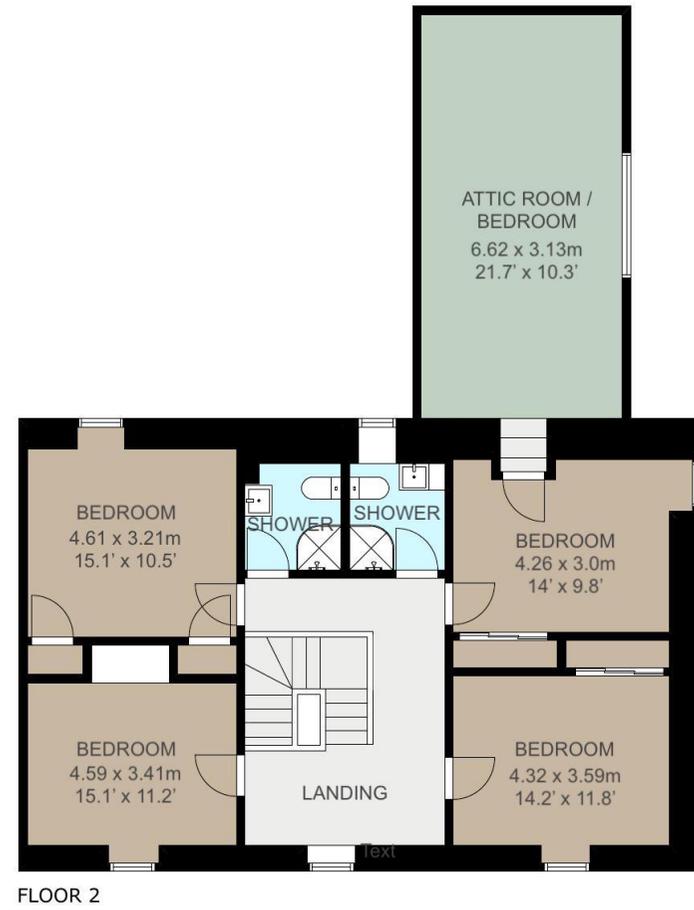
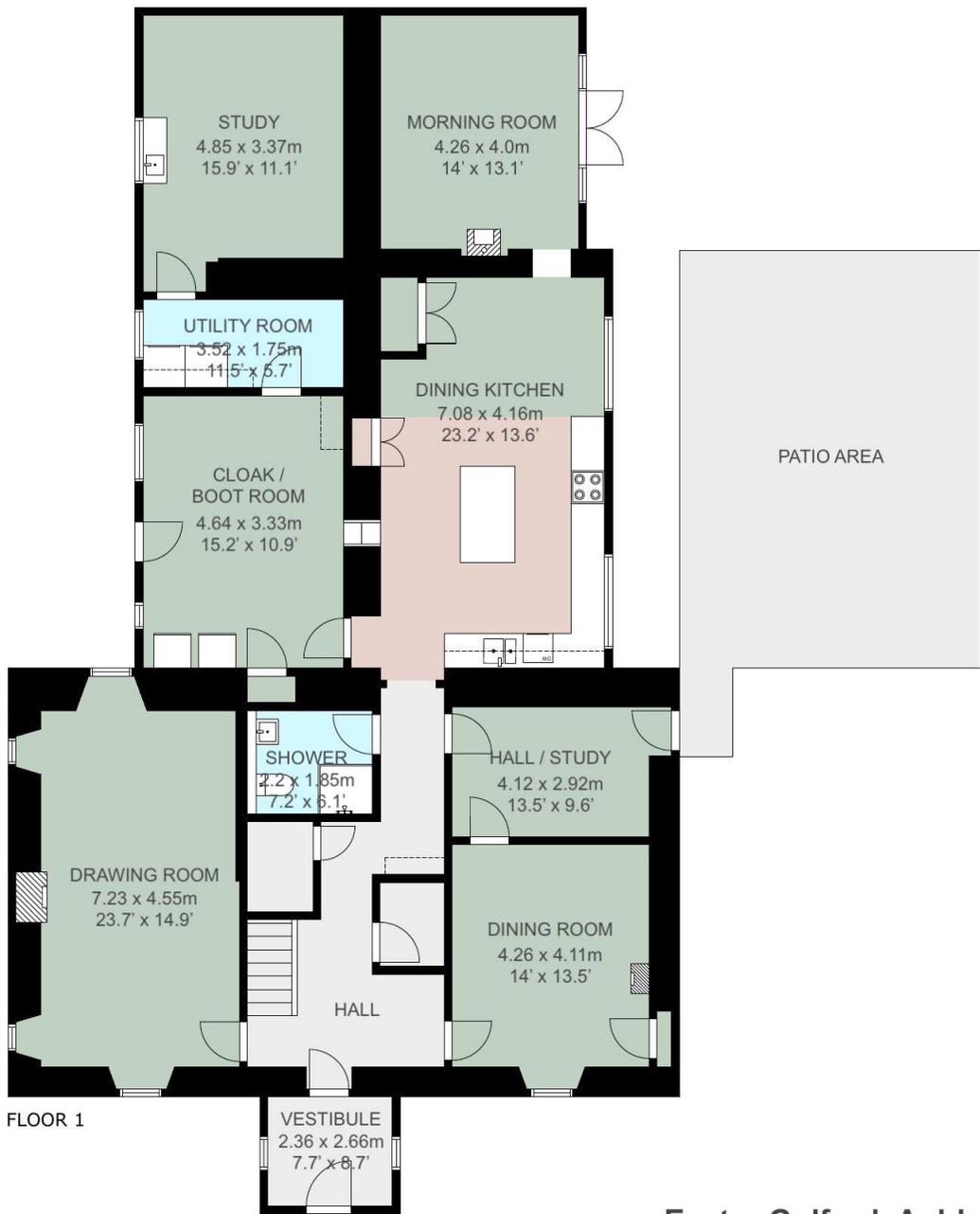




IMPORTANT NOTES

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 March 2025.





Easter Golford, Auldearn, IV12 5QQ

Illustration for identification purposes. Actual dimensions may differ. Not to scale.



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