

Santrothan is a detached 1½ storey house which is situated in the centre of this popular Victorian spa village. Strathpeffer is on the North Coast 500 and is a popular destination with tourists who visit to enjoy the scenic location. The area is surrounded with beautiful countryside walks for people of all abilities. The renowned Pavilion building has recently been renovated to provide a function suite and arts venue, and the village boasts an excellent 18 hole golf course along with a small variety of shops, restaurants and hotels. There is a doctor's surgery and a regular bus service. The city of Inverness is approximately 22 miles away with Dingwall being four miles distant. Schooling for primary children is just a two minute walk from the house in the recently built community school while the senior pupils attend Dingwall Academy for which transport is provided. There is a bus stop in the village just a short walk from the house.

The house is surrounded by a very large mature garden and benefits from oil central heating and an open fire in the lounge. There are two bedrooms and a bathroom at ground level which provides flexible living space. The property is well appointed with generous accommodation. There is no off road parking with this house but there is ample space at the side to install a large driveway. This property requires refurbishment and modernisation and on completion of the work would provide an ideal family home.

From the east, as you enter the village continue past the village square and follow the road, you will pass a church on the left, the road then bends to the right, turn right immediately after the church on the right and park here, the house is on the left. From the west, drive through the village and you will pass the school entrance on the left. Take the next left turn before the church and park here. The house is on the left.

What3Words location: [///shampoos.chart.clots](https://www.what3words.com/#!/shampoos.chart.clots)



Services: Mains electricity, water and drainage.
Council Tax— E
A Home Report is available at www.OneSurvey.org
To arrange a viewing call Middleton Ross on 01349 865125
Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm
Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Floor coverings, curtains and blinds and Kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.


HIGHLAND HOMES
by Middleton Ross

FOR SALE



Santrothan, Kinettas, Strathpeffer, Ross-shire, IV14 9BH

Offers Over £280,000

- Detached 1½ Storey House
- Vestibule
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Four Bedrooms
- Bathroom
- Rear Lobby
- Boiler Room & W.C.
- Oil Fired Central Heating
- Open Fire in Lounge
- Mixed Double and Single Glazing
- Attractive Wrap Around Garden
- Central Location
- EPC Rating Band E

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REF 30



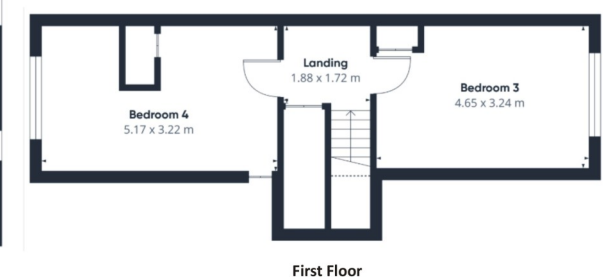
01349 865125
highlandhomes.co.uk



Santrothan, Kinettas, Strathpeffer, Ross-shire, IV14 9BH

Offers Over £280,000

Detached 1½ storey house with a large wrap around garden in the centre of the popular Victorian spa village of Strathpeffer.



Approximate
Floor Area
126m²