

**2 Blackmuir Wood
Strathpeffer
IV14 9DD**

HOME REPORT VALUATION £210,000



This three bedroom detached bungalow located in the popular village of Strathpeffer offers many pleasing features including oil fired central heating, a detached converted single garage, a modern bathroom, artificial grass in the garden and a feature log burner in the lounge.

OFFERS OVER £200,000

HSPC Reference: 57279

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 **Fax:** 01463 225 165
Email: property@munronoble.com



PROPERTY

Located in the popular village of Strathpeffer, this detached bungalow comprises of an entrance vestibule, a hallway, a lounge, a kitchen/dining room, a utility room, a WC, three bedrooms and a bathroom. The property also features oil fired central heating, a converted single garage, artificial grass in the back garden and a log burner in the lounge. The accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers. Only by viewing can one fully appreciate the accommodation on offer.

GARDENS

The front garden is mainly laid to grass, has a paved patio area and is enclosed by a combination of low-level fencing and hedging. To the side is a driveway which provides ample off-road parking. The rear garden has been laid with artificial grass for easy maintenance and is enclosed by garden fencing. There is a door in to the garage.

LOCATION

The property is located in the Victorian Spa Village of Strathpeffer. Strathpeffer is a popular tourist stop and the village square offers a convenience store, a delicatessen, a gift shop, a cycle shop, café's and a restaurant. Other amenities include a Spa Pavilion, a doctor's surgery, a golf course and tennis courts. The local primary school is located a short walk from the property. The market town of Dingwall is located approximately 5 miles from Strathpeffer, offers a wider range of amenities and

the Highland Capital of Inverness is approximately 20 miles away. Inverness offers bus and train stations as well as extensive shopping, leisure and entertainment facilities. Inverness Airport can be found at Dalcross approximately 7.5 miles east of Inverness.

GENERAL DESCRIPTION

ENTRANCE VESTIBULE

The entrance vestibule is accessed via the front door and has a storage cupboard and a door through to the hallway.

HALLWAY

The hallway has doors to the lounge, three bedrooms and the bathroom and opens into the kitchen/dining room.

LOUNGE

Approx. 4.40m x 3.48m

The lounge has a window to the front elevation, a radiator and a feature log burner with wooden mantel.

KITCHEN / DINING ROOM

Approx. 5.10m x 3.84m

The kitchen area is fitted with both base and wall mounted units and has worktops, a sink with drainer, plumbing for a dishwasher, a wine rack, space for a freestanding oven, an extractor fan, windows to the side and rear elevations and a door that gives access to the utility room.



UTILITY ROOM

Approx. 2.00m x 1.97m

The utility room has a window to the rear elevation, worktops and plumbing for a washing machine. Doors give access to the rear garden and the WC.

WC

Approx. tbc

This room is fitted with a WC and a wash hand basin.

BEDROOM ONE

Approx. 3.59m x 2.70m

Bedroom one has a window to the rear elevation, a radiator and a recessed storage and hanging space.



BEDROOM TWO

Approx. 2.97m x 2.64m

Bedroom two has a radiator and a window to the front elevation.

BEDROOM THREE

Approx. 2.62m x 2.96m

Bedroom three has a window to the front elevation and a radiator.



BATHROOM / SHOWER ROOM

Approx. 2.91m x 1.66m

The bathroom is fitted with a four-piece suite comprising of a shower bath, a wash hand basin, a WC and a shower cubicle. There is complementary tiling, a radiator and a window to the rear elevation.

EXTRAS

All fitted carpets and floor coverings.

SERVICES

Mains electricity, water, gas and drainage.

HEATING

Oil fired central heating.

GLAZING

Double-glazed windows.

VIEWING

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO ₂ emissions			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.