

**17 Cromartie Drive
Strathpeffer
IV14 9DB**



A four bedroom end-terraced villa situated in a cul-de-sac in the popular village of Strathpeffer located within commuting distance of both Inverness and Dingwall. The property is fully double-glazed, has solid fuel fired heating, residents parking and a private garden to the front. Boasting ample storage provisions that holds potential for conversion subject to gaining the relevant warrants and permissions, viewing is recommended.

OFFERS OVER £128,000

HSPC Reference: 57698

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



PROPERTY

The well-proportioned accommodation within this end terraced villa is spread over four floors and the entrance hall, the WC, the kitchen/diner and two walk-in storage cupboards can all be found on the entrance level, the forth bedroom (that could be utilised as a dining room) a further storage cupboard and the lounge all being found on the lower ground floor, two further bedrooms being found on the first floor and completing the accommodation and being located on top floor is the shower room, a storage cupboard, an airing cupboard and the master bedroom with walk-in wardrobe.

GARDENS

To the front of the property is an enclosed area of garden that is split over two levels. One of the levels is laid to gravel, has a coal bunker and from which there are steps down to the lower level. The lower level garden area has been laid to patio and in which sits a timber shed.

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

The double glazed front door of the property opens on to the entrance hall.

HALL

The hall has laminate flooring, a radiator, a window to the front elevation and doors to two walk-in storage cupboards, the kitchen/diner and to the WC. Carpeted stairs descend to the lower ground floor landing and ascend to the first floor landing.

WC

Approx. 0.99m x 1.70m

This room is carpeted and comprises a WC and a wash hand basin with splash-back tiling.



KITCHEN / DINER

Approx. 3.65m x 3.77m

The kitchen/diner provides ample space for informal dining and has a tiled floor. It has window to the rear elevation, a radiator, wall and base mounted units with worktops and splash-back tiling, a stainless-steel sink with drainer and has space for an electric cooker with an extractor hood above. There is space for a number of under counter appliances and it also has plumbing for a washing machine, a recess for a fridge-freezer and has a storage cupboard.

LOWER GROUND FLOOR LANDING

This landing is carpeted, has doors to a storage cupboard, the dining room/bedroom four and to the lounge.

DINING ROOM / BEDROOM FOUR

Approx. 2.73m x 2.76m

This room has recently been used as a dining room however holds scope for use as a fourth bedroom. It is carpeted, has a radiator and there is a window that is to the front elevation.

LOUNGE

Approx. 4.07m x 3.86m

The lounge has a radiator and has been fitted with laminate flooring. It has patio doors that give access to the amenity land to the rear and



has a fireplace that fires a back-boiler that provides heating and hot water.

FIRST FLOOR LANDING

This landing is also carpeted and has doors to two bedrooms. The stairwell continues from here up to the second floor landing.

BEDROOM THREE

Approx. 3.60m x 2.74m

The third bedroom has a window to the front elevation, a radiator and is carpeted.

BEDROOM TWO

Approx. 3.87m x 3.22m

This bedroom is carpeted, has a radiator and there is a window that is to the rear elevation.

SECOND FLOOR LANDING

Being carpeted this landing has doors to the master bedroom, a shower room, a storage cupboard and an airing cupboard.

SHOWER ROOM

Approx. 1.91m x 1.98m

The shower room has vinyl flooring, a window that is to the front elevation and comprises a WC, a wash hand basin and a wet-walled shower enclosure.

MASTER BEDROOM

Approx. 3.70m x 4.08m

The master bedroom has a window to the rear elevation, a radiator, is carpeted and has a door to a walk-in wardrobe.

SERVICES

Mains water, electricity and drainage.

HEATING

Solid fuel fired heating system.

GLAZING

Double-glazed windows throughout.

EXTRAS

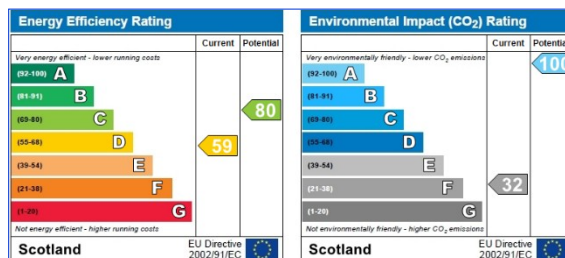
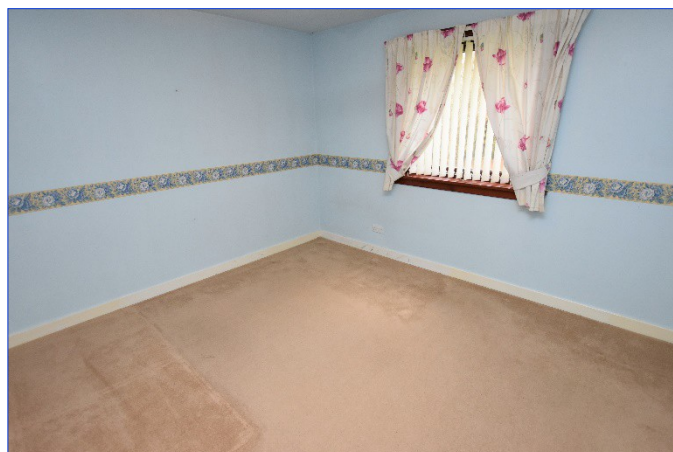
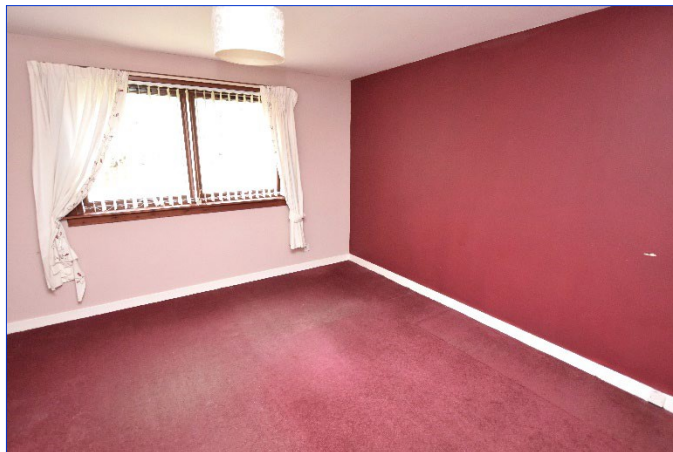
All carpets, fitted floor coverings, curtains and blinds.

VIEWING

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33 or the sellers directly on 07894 014 822.

ENTRY

By mutual agreement.



HOME REPORT

A Home Report is available for this property.

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 rely on the grounds of an alleged mis-statement herein or in any advertisement.