

**1 Kinnetas Cottages
Strathpeffer
IV14 9BB**



A traditional three bedroom semi-detached stone cottage located in the Historic Spa Village of Strathpeffer. It benefits from double glazing, underfloor heating, an en-suite shower room, on street parking, and has a tiered garden to the rear. Suiting a variety of potential purchasers including those looking for a property with excellent holiday let potential, viewing is highly recommended to fully appreciate accommodation within.

OFFERS OVER £187,000

HSPC Reference: 58187

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



PROPERTY

This 19th century stone cottage situated in the peaceful village of Stathpeffer is spread over two floors, has garden grounds to the side and rear and benefits from underfloor heating throughout. The ground floor accommodation consists of an entrance porch, a bedroom (of which boasts an en-suite shower room) a lounge with wood burning stove on a slate hearth and a generous open plan kitchen/dining room. The first floor accommodation comprises the master bedroom, the family bathroom and a further bedroom, both which enjoy the views over the village.

LOCATION

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 doctors surgery, a golf course and tennis courts. 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.

GARDENS

To the right elevation, a path gives access to the side garden area which has a log store, a small storage shed and steps up to french double doors.

Stone steps lead to the upper garden which is laid to grass and is enclosed by walling and woodlands.

GENERAL DESCRIPTION

The glazed front door opens on to the entrance porch.

ENTRANCE PORCH

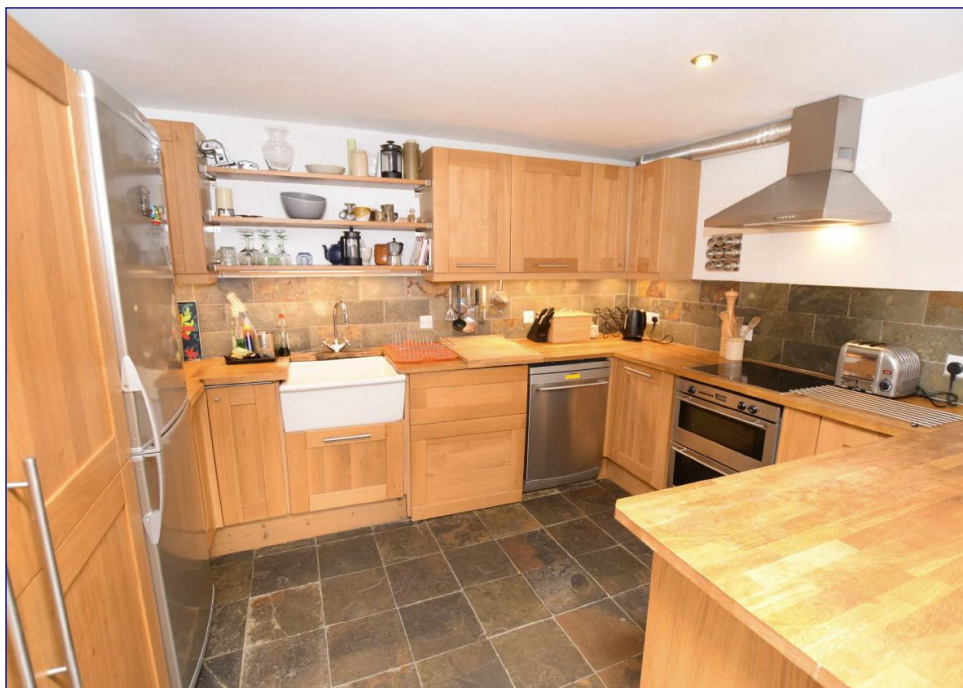
Approx 1.42m x 1.05m

The entrance porch has a tiled floor, hanging hooks and a glazed door to the lounge.

LOUNGE

Approx 4.58m x 4.06m

The lounge has natural slate flooring and is a double aspect room having windows to the front and rear elevation. There is a feature stone wall with a wood burning stove on a slate hearth which provides a focal point of this cosy room. There are two alcoves with shelving and a under-stair storage cupboard. From here, there is an archway to the kitchen/dining room and a wooden staircase rises to the first floor landing.



BEDROOM ONE

Approx 2.50m x 3.32m

Situated on the ground floor and boasting an en-suite shower room, bedroom one has a window to the front elevation, wall lighting and a continuation of natural slate flooring from the lounge. From here, there is a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Approx 1.10m x 2.83m

This room comprises a WC, a wash hand basin and a tiled shower cubicle. There is an extractor fan, shelving, wall lighting, is partially tiled and is completed with natural slate flooring.



KITCHEN/DINING ROOM

Approx 5.37m x 3.55m

The modern kitchen/diner has a natural slate floor and has room to accommodate a sizeable dining room table and chairs. The kitchen comprises wall and base mounted units with oak worktops, complimentary tiling, a ceramic sink with mixer tap and an integral ceramic electric hob with extractor hood over and double Neff oven. From the dining area, glazed French doors open on to the side elevation.

LANDING

The landing has a skylight, natural slate flooring and doors to the bathroom, two bedrooms and a cupboard which houses the hot water tank.



BEDROOM TWO

Approx 4.26m x 3.69m

The bright and spacious master bedroom is a double aspect room having two windows to the side elevation (of which one being a Velux) It has oak flooring, six storage cupboards within the eaves and a coombed ceiling.

BATHROOM

2.82m x 1.24m

The family bathroom comprises a WC, a wash hand basin and a bath with power shower over.

BEDROOM THREE

Approx 3.39m x 3.50m

Bedroom three has a window to the front elevation and a lower window to the side elevation. It has a coombed ceiling, oak flooring and four storage cupboards within the eaves.

SERVICES

Mains electricity, water, and drainage.

HEATING

Underfloor heating and wood burning stove.

GLAZING

Double glazing windows throughout.

EXTRAS

All fitted floor coverings. Blinds, curtains, fridge/freezer, washing machine and dishwasher. The vendors are happy to offer most items of furniture and most items of the kitchen equipment for sale under separate negotiation, should this be of interest to potential purchasers.

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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	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.