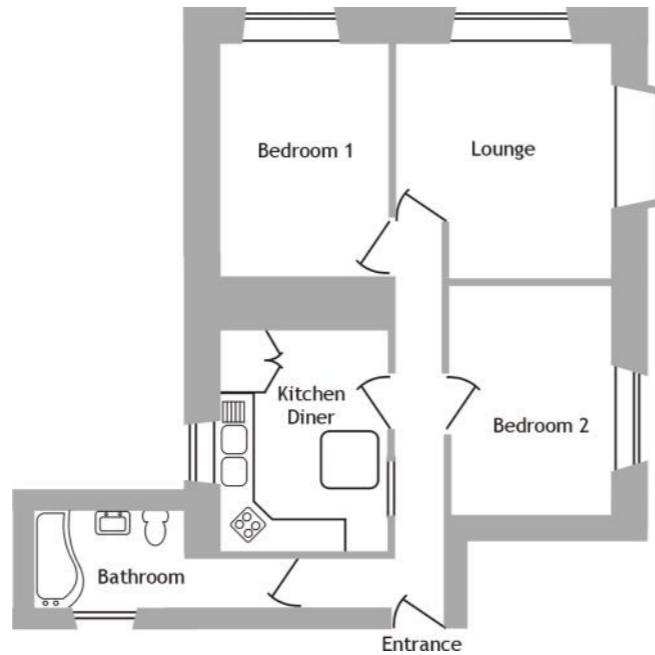


Cromartie Buildings is a traditional Victorian stone structure which dates back to 1885 and retains many original features. The flat occupies the second of the building and there is a small piece of garden ground to the rear. This apartment would be an ideal first time purchase or excellent holiday accommodation

Cromartie Buildings is situated in the centre of this very popular Victorian spa village. Strathpeffer is on the North Coast 500 and is a very popular destination with tourists who come to enjoy the scenic location and Victorian architecture. The area is surrounded with beautiful countryside walks for people of all abilities. The renowned Pavillion 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. Inverness is approximately 22 miles away with Dingwall being four miles distant. Primary schooling is available in the recently built community school while senior pupils attend Dingwall Academy for which transport is provided. There is a bus stop in the village square just a two minute walk from the flat.

**Directions:**

From the east, as you enter the village continue past the turning for the Museum of Childhood, as the road bends to the left, Cromartie buildings is on the right hand side opposite the entrance for the Ben Wyvis Hotel. There is parking outside the building or in the village square. The entrance to the apartment is at the back of the building up a wooden staircase.



Services: Mains electricity, water and drainage  
Council Tax— B

A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm - 11pm. Saturday 8am - 1pm & Sunday 8am - 1pm

Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk) Text 07774 419811

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 floor plans 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@middletonross.co.uk](mailto:property@middletonross.co.uk).

Carpets, curtains, 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.



Flat 4, Cromartie Buildings, Strathpeffer, Ross-shire, IV14 9DG

Offers Around £116,000

- Flat Occupying Second Floor
- Communal Hallway
- Lounge
- Kitchen/Diner
- Two Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Small Garden
- Ground Floor Storage Area
- EPC Rating F

01349 865125

**middletonross.co.uk**

REF 25  
HSPC 59018







Flat 4, Cromartie Buildings, Strathpeffer, Ross-shire, IV14 9DC

Offers Around £116,000

Two bedroom apartment with small garden ground which extends over the second floor in this beautiful Victorian building in the popular village of Strathpeffer which is on the North Coast 500.

**Apartment**

Communal Hallway	
Hallway	6.98m x 1.06m
Lounge	4.58m x 4.38m
Kitchen/Diner	4.27m x 3.11m
Bedroom 1	4.62m x 3.13m
Bedroom 2	4.39m x 3.16m
Inner Hall	2.52m x 1.03m
Bathroom	2.61m x 1.89m

\*Measurements are at widest points

**Outside**

Ground Floor Storage approx. 4.00m x 3.00m  
 Small Garden