

Achingale is situated in a quiet residential area of this charming attractive Victorian spa village. Strathpeffer is a popular destination with tourists who come to enjoy the stunning scenic location and the Victorian architecture. The renowned Spa Pavillion provides a function & arts venue, the village has a variety of shops, hotels, cafés, a community and health centre along with an excellent 18 hole golf course. There is a regular bus service and a bus stop near the property. Inverness, the capital of the Highlands is approx. 20 miles away with Dingwall being about 5 miles distant. Primary schooling is available in the community school while senior pupils attend Dingwall Academy for which transport is provided.

The bungalow sits in a large attractive garden at the west side of the village. The property has been well maintained over the years but would now benefit from modernisation and redecoration. There is a large driveway and a garage with workshop space. On the doorstep of the house there are some beautiful walks to Loch Kinellan and the viewpoint, Blackmuir Woods and up as far as Knockfarrel, there are other beauty spots nearby including Loch Achilty and Rogie falls. The house is a short walk to the centre of the village.

Directions: From the east you will pass through the centre of the village and the Primary School on the right hand side, keep along this stretch of road and go past the entrance for Kinellan Drive then take the next turning on the right (signposted kinellan) the house is the first house on the right. From the west, enter the village and take the 2nd left after the 30mph sign, the house is the first on the right.

What3Words app: **///nothing.courts.outright**

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
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and
5pm -11pm. Saturday 8am –11pm & Sunday 8am—11pm
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@middletonross.co.uk.

Carpets, blinds and cooker are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



FOR SALE



Achingale, Kinellan, Strathpeffer, Ross-shire, IV14 9ET

Offers Over £265,000

- Detached Bungalow
- Vestibule
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom

- Rear Lobby
- Shower Room
- Garage with Workshop Space
- Large Mature Garden with Drive
- Garden Shed
- Oil Fired Central Heating
- Open Fire with Back Boiler
- Double Glazing
- EPC Rating D

01349 865125
middletonross.co.uk

REF 26
HSPC 61605

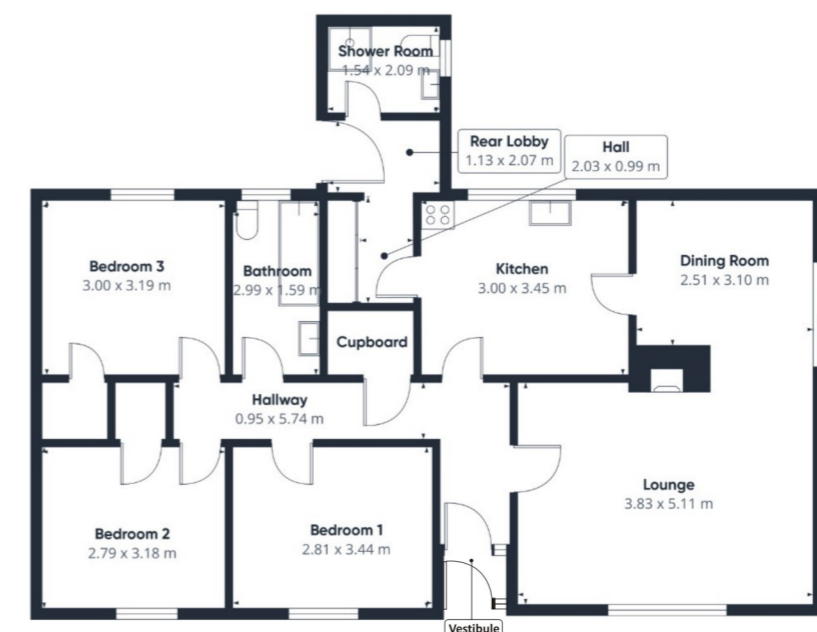




Achingale, Kinellan, Strathpeffer, Ross-shire, IV14 9ET

Offers Over £265,000

Detached bungalow surrounded by a large mature garden and situated in the popular spa village of Strathpeffer.



Approximate
Floor Area
91 m²