

Kinellan Drive is situated in a quiet residential area of this charming and 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 and arts venue, and the village boasts an excellent 18 hole golf course along with a variety of shops, hotels, cafés, a community and health centre. There is a regular bus service and a bus stop outside the property. Inverness, the capital of the Highlands is approximately 20 miles away with Dingwall being about 5 miles distant. Primary schooling is available in the village in the community school while senior pupils attend Dingwall Academy for which transport is provided.

17 Kinellan Drive is situated in a popular residential area at the west side of the village. The property has been well maintained and has recently had the insulation considerably improved. The property is on a corner plot with a large garden and has flexible living space. Full planning has been granted for extensions to the front, side and on the first floor for the formation of a second bathroom. There is also access at the rear to form a driveway. The planning application reference is 23/04342/FUL.

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 just past the bus stop on the right hand side turn right into Kinellan Drive, follow the road downhill and along beside the row of houses on the right, Number 17 is the last of these houses, parking is provided across from the property.

Using the What3Words app: [///ghosts.encoding.pinks](https://www.what3words.com/ghosts.encoding.pinks)



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 - 11pm & Sunday 8am - 11pm

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

Carpets, blinds and integrated 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.



17 Kinellan Drive, Strathpeffer, Ross-shire, IV14 9BZ

Offers Over £180,000

- Semi Detached House
- Entrance Hall
- Lounge
- Kitchen/Diner
- Utility Room
- Three Bedrooms
- Bathroom

- Large Corner Plot Garden
- Garden Shed
- Communal Parking
- Oil Fired Central Heating
- Clear View Stove
- Double Glazing
- EPC Rating E



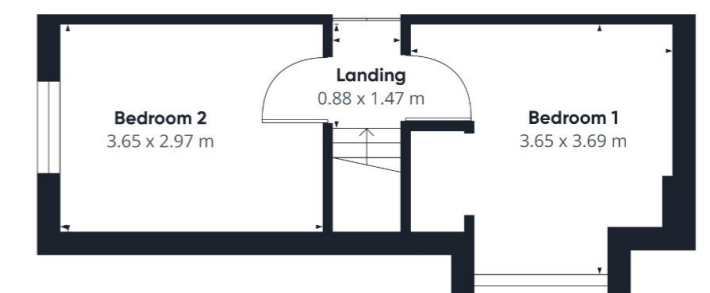
17 Kinellan Drive, Strathpeffer, Ross-shire, IV14 9BZ

Offers Over £180,000

Semi-Detached house situated in the popular spa village of Strathpeffer which would provide an ideal family home or downsize property.



Ground Floor



First Floor

Approximate Floor Area  
 80.5 m<sup>2</sup>