

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, a fridge-freezer and an electric cooker.

Heating

Oil fired heating.

Glazing

Double glazing throughout.

Council Tax Band

E

Viewing

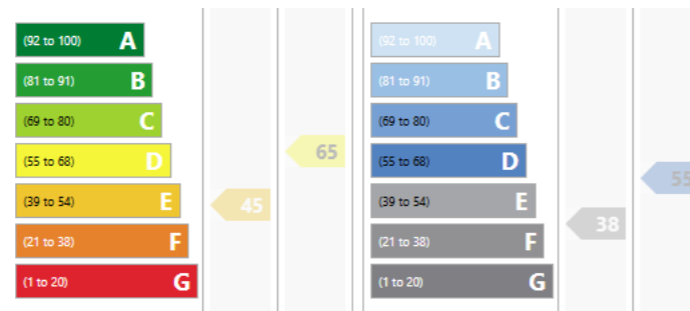
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £285,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

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.

**Gypsy Lodge
 Strathpeffer
 IV14 9DX**

A three bedroomed detached villa with single detached garage, which is situated in the popular village of Strathpeffer.

OFFERS OVER £283,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Villa
- 3 Bedrooms
- 2 Receptions
- 2 Bathrooms
- Garden Room
- Oil
- Garden
- Garage

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two



Lounge



Garden Room



Property Description

Gypsy lodge is a three bedroomed detached villa, located in the village of Strathpeffer and offers many pleasing features including double glazed windows, oil central heating, a single garage and has gated access to the gravel driveway, which provides ample space for parking. The property occupies a generous sized, mature plot and enjoys partial views over the neighbouring countryside. The accommodation within is spread over two floors, with the ground floor comprising an entrance vestibule, an entrance hall (with storage cupboard), a bright and spacious lounge, a formal dining room, with feature fireplace set within a brick surround on a slate hearth, a garden room (giving access to the rear elevation) a bathroom, a bedroom, with fitted wardrobe, a rear vestibule, a handy utility room, a kitchen/diner and a shower room. The sizeable kitchen comprises, wall and base mounted units with worktops and splashback tiling, a large larder cupboard, a 1 1/2 sink with mixer tap and drainer and a breakfast bar. There is space for table and chairs, and is a double aspect room having windows to the side and rear elevation. Included in the sale is the washing machine, fridge-freezer and electric cooker. The accommodation is completed on the first floor by a landing area giving loft access and two cupboards, and further two double bedrooms, both having fitted storage facilities.

Externally, the property has a large wrap-around garden being laid to lawn and gravel with mature flowers and trees. Sited here is a greenhouse, and a wooden garden shed to the rear, and a patio area which would be perfect for al-fresco dining. To the front of the property, the garden grounds are fully enclosed, with gated access to the gravel driveway which provides ample space for parking and turning of vehicles and leads to the detached garage which has wooden barn doors and a pedestrian door to the side leading to the car port and log store. Viewing of this property is recommended to fully appreciate the size of the accommodation within. 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 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.

Rooms & Dimensions

- Entrance Vestibule
Approx 0.88m x 1.81m
- Entrance Hall
- Lounge
Approx 5.18m x 3.30m
- Dining Room
Approx 3.02m x 2.62m
- Garden Room
Approx 4.22m x 3.39m
- Bathroom
Approx 1.80m x 2.77m
- Bedroom Three
Approx 3.11m x 2.78m
- Rear Vestibule
Approx 1.03m x 1.27m
- Utility Room
Approx 1.37m x 2.05m
- Kitchen/Diner
Approx 4.67m x 5.01m*
- Shower Room
Approx 1.26m x 2.80m
- Landing
- Bedroom One
Approx 3.20m x 4.10m
- Bedroom Two
Approx 3.40m x 3.39m
- Garage
Approx 2.99m x 5.37m
- *At widest point



Dining Room



Bathroom

