

#### Services

Mains water, electricity and drainage.

#### Extras

All carpets, fitted floor coverings, blinds and electric cooker.

#### Heating

Electric heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

B

#### Viewing

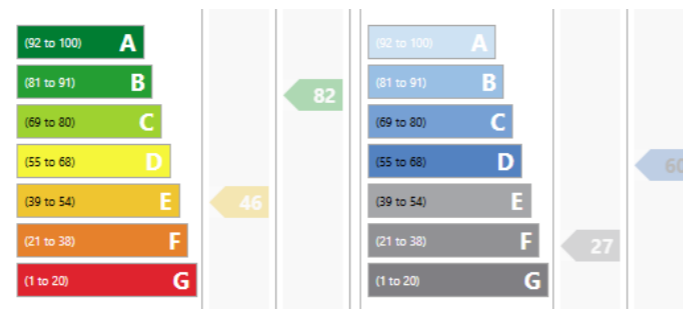
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £120,000  
 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.

## 11 Ardival Terrace Strathpeffer IV14 9DJ

An opportunity to purchase a two bedroomed semi-detached house with garden grounds that is located in the quaint village of Strathpeffer.

**OFFERS OVER £119,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview





Lounge



Kitchen/Diner

**Property Description**

11 Ardival Terrace is located in a quiet and peaceful residential area of Strathpeffer. While the property does require a small degree of modernisation, it will appeal to a number of purchasers including young families, first-time buyers and buy-to-let investors. The ground floor consists of a welcoming entrance vestibule that leads to the useful WC, an entrance hall, a lounge which has an electric fire and completing the downstairs accommodation is the spacious kitchen/diner. The kitchen is triple aspect and allows a plethora of natural light to flood the room. It has wall and base mounted units with worktops, a larder cupboard, a sink with taps and drainer, splashback tiling, an electric cooker, plumbing for a washing machine and dishwasher. The room also provides access to the rear elevation and has space for a large table and chairs. From the entrance hall stairs rise to the first-floor landing which provides access to the loft, two double bedrooms and a shower room. The shower room has partial wet-walling and tiling, and comprises a walk-in electric shower, a WC, a heated towel rail, and a wash hand basin. A fantastic feature of the property is the abundance of storage it provides with the landing, entrance hall and both bedrooms benefiting from fitted storage.

Outside, the front elevation is of low maintenance as it is predominately laid to gravel and provides off-street parking. The tiered rear garden is of a good size and is perfectly positioned to enjoy the sunshine during the warmer months. It is enclosed by timber and iron fencing and is laid to a mixture of gravel and lawn. Also sited here is a drying area. The village of Strathpeffer is a popular tourist stop and the village square offers a convenience store, a delicatessen, a gift shop, a cycle shop, cafés and a restaurant. Other amenities include a Spa Pavilion, a doctor's 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 and offers a wider range of amenities. The Highland Capital of Inverness is approximately 20 miles away.

**Rooms & Dimensions**

- Entrance Vestibule  
Approx 1.30m x 1.20m
- WC  
Approx 1.69m x 0.96m
- Entrance Hall
- Kitchen/Diner  
Approx 5.73m x 2.18m\*
- Lounge  
Approx 3.63m x 3.50m
- Landing
- Bedroom One  
Approx 3.13m x 3.65m\*
- Bedroom Two  
Approx 2.92m x 3.66m
- Shower Room  
Approx 2.49m x 1.77m\*
- \*At widest point



Shower Room



Bedroom One



Bedroom Two

