

Cruachan

HEIGHTS OF FODDERTY, STRATHPEFFER, ROSS-SHIRE, IV14 9AF



Set within approximately three-quarters of an acre of south-facing grounds, this substantial six-bedroom home enjoys fine views across the Cromarty Firth



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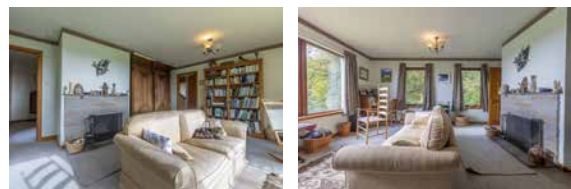


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Built in 1990, the house has been designed with family living in mind, providing generous accommodation across two floors.

THE LOUNGE

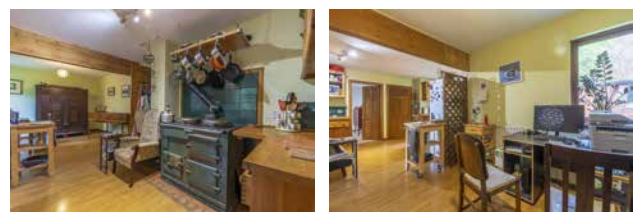


The lounge is a particularly appealing room, with the open fire creating a natural focal point and the views across the Firth providing an ever-changing backdrop.

THE KITCHEN



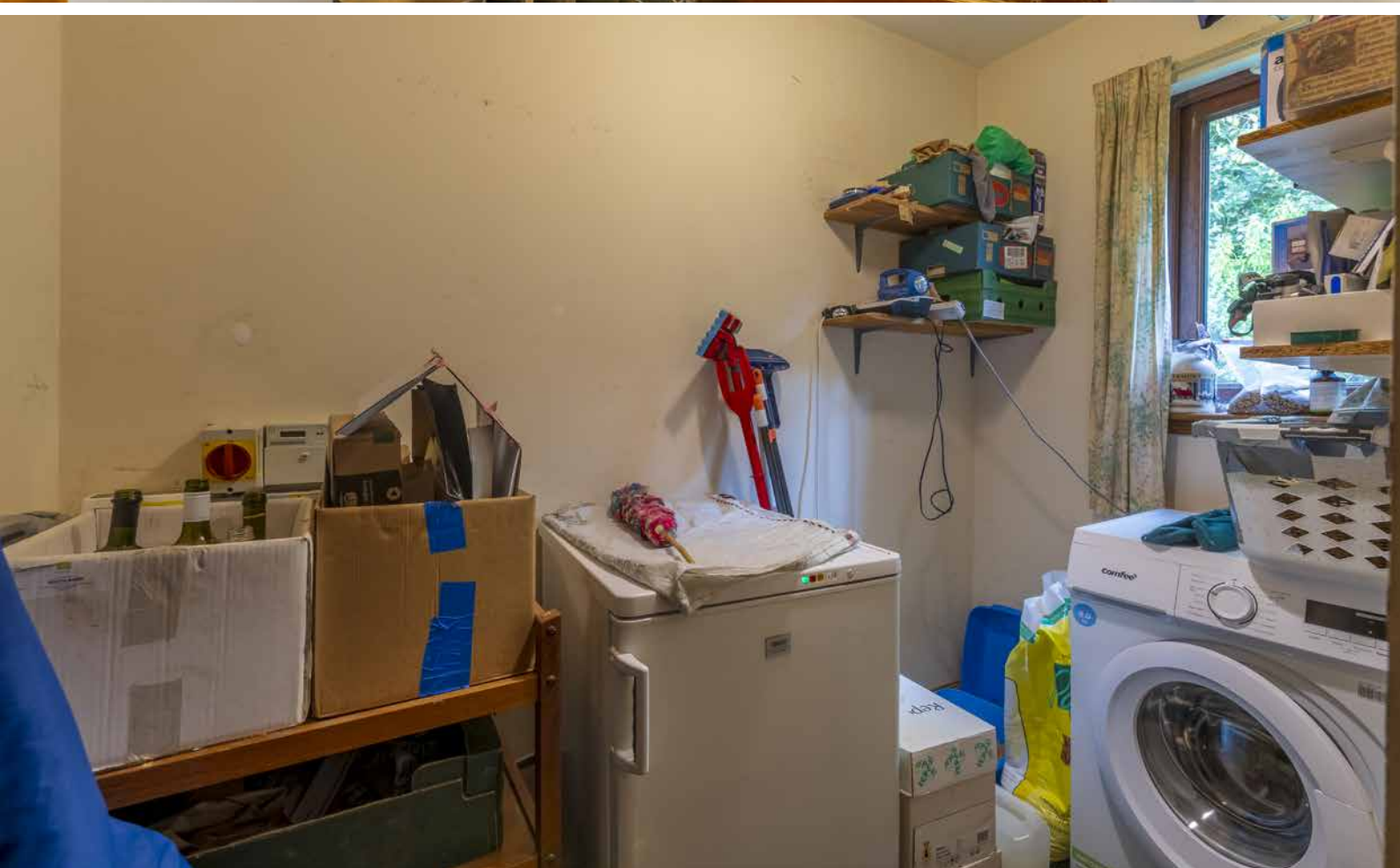
The kitchen and living space offer a more relaxed area for everyday life, while a separate dining room provides space for family meals and entertaining. An AGA and pantry add a practical and traditional touch to the kitchen, with a separate utility room helping to keep the everyday workings of the house well organised.



THE DINING ROOM



THE UTILITY



There are six bedrooms in total, with two located on the ground floor, giving the accommodation a useful degree of flexibility for family members, guests or those looking for bedrooms without the need to use stairs.

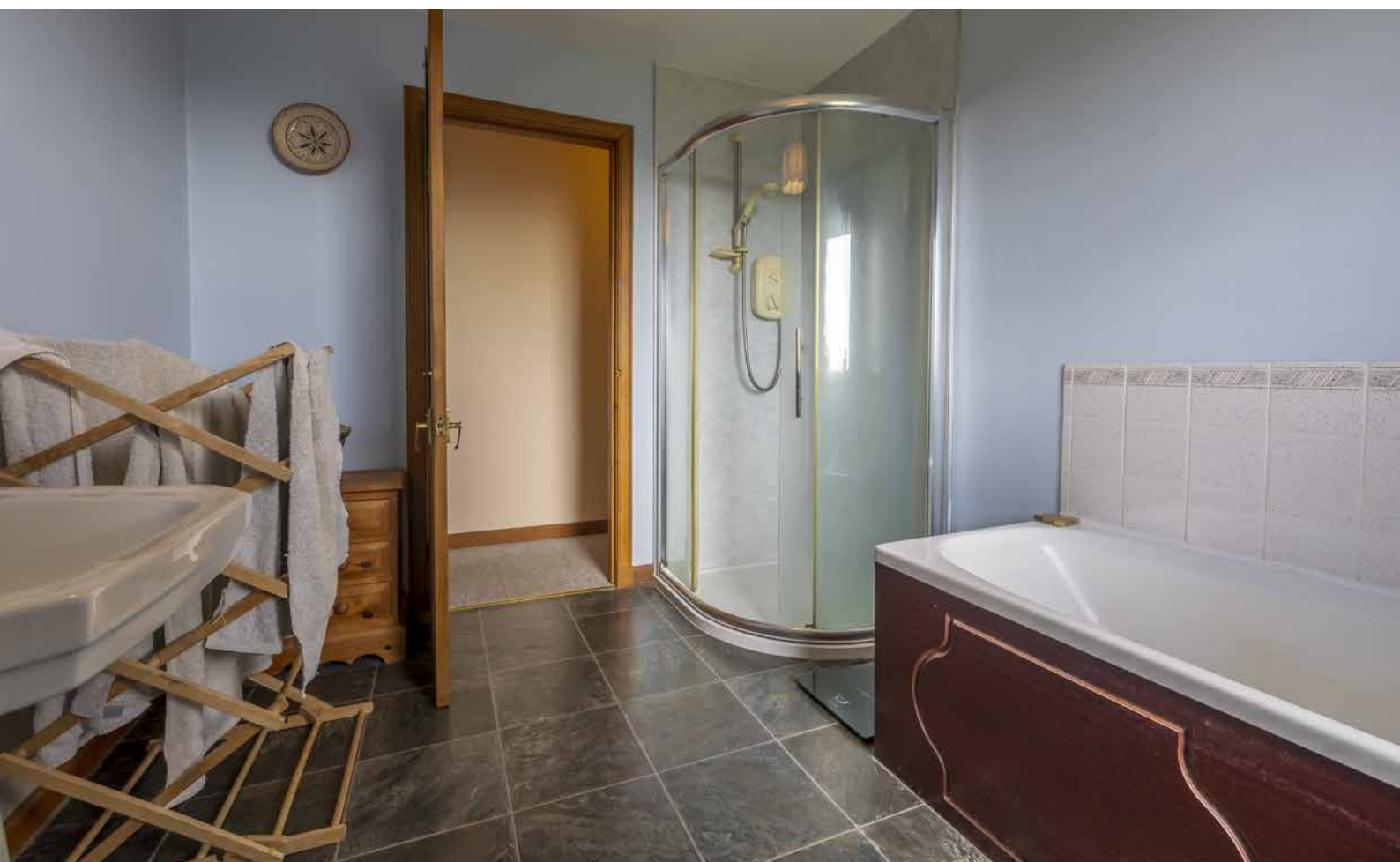
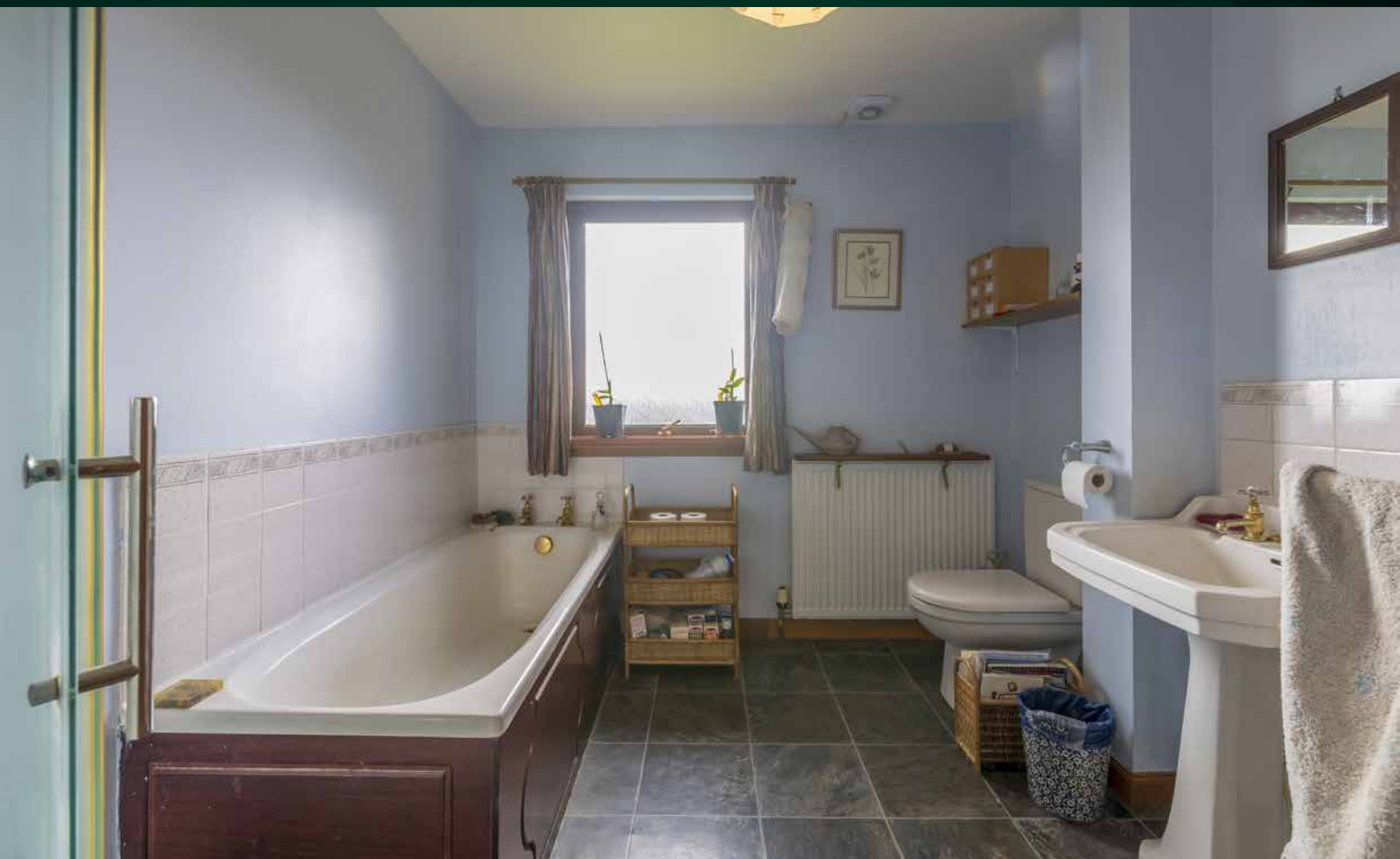
BEDROOM 5



BEDROOM 6



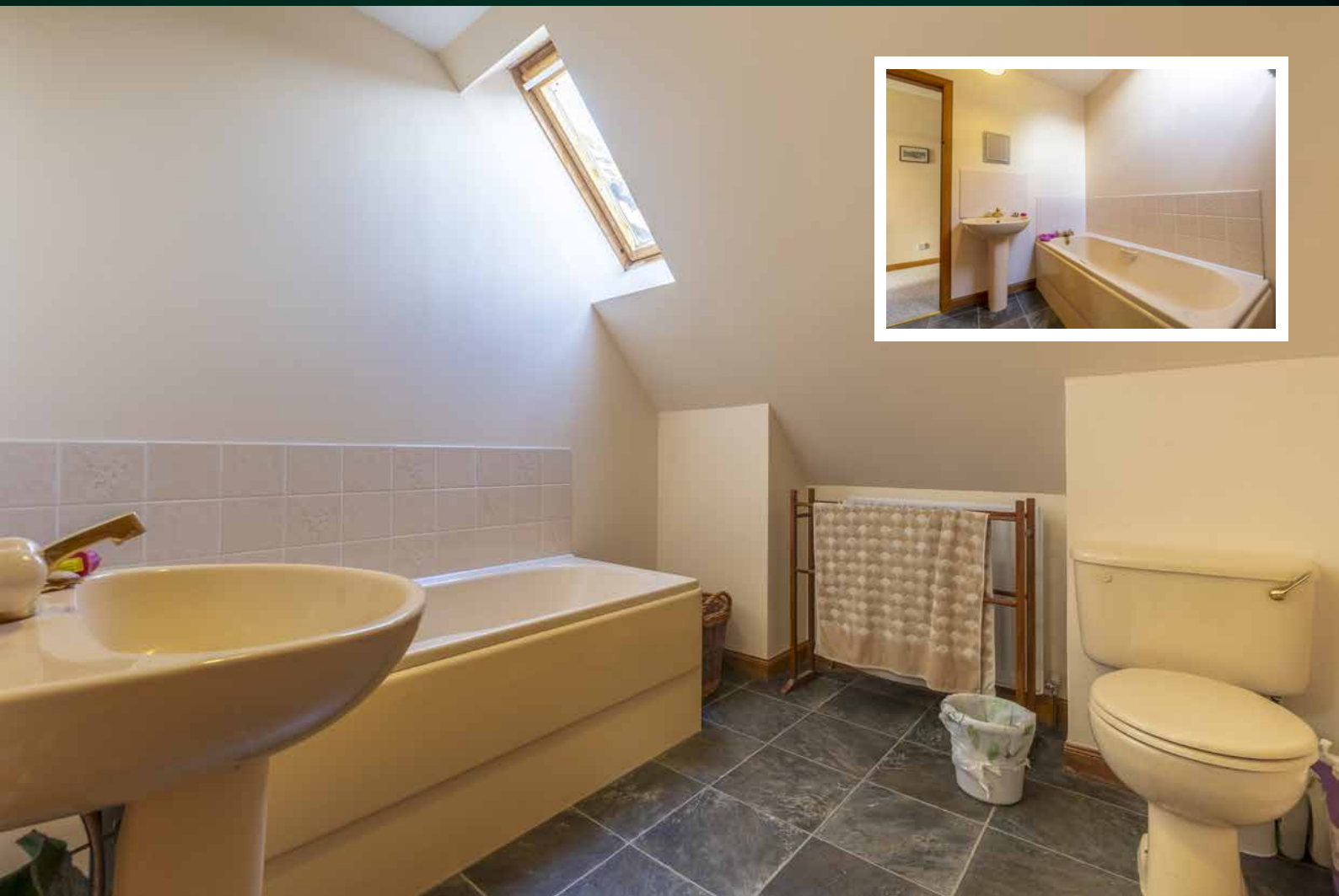
THE GROUND-FLOOR BATHROOM



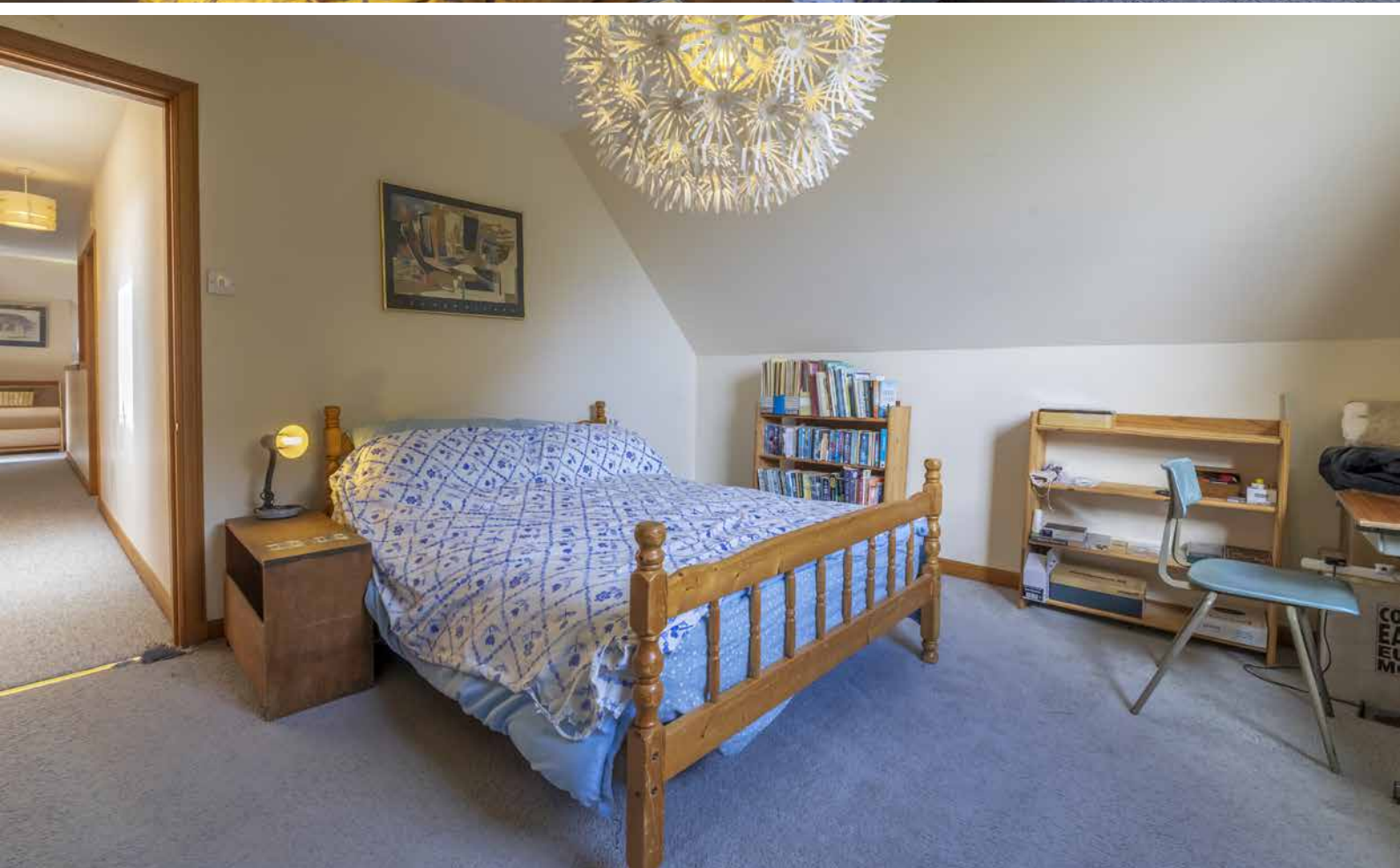


The remaining four bedrooms are situated upstairs. There are two bathrooms, including one on the ground floor.

THE FIRST-FLOOR BATHROOM



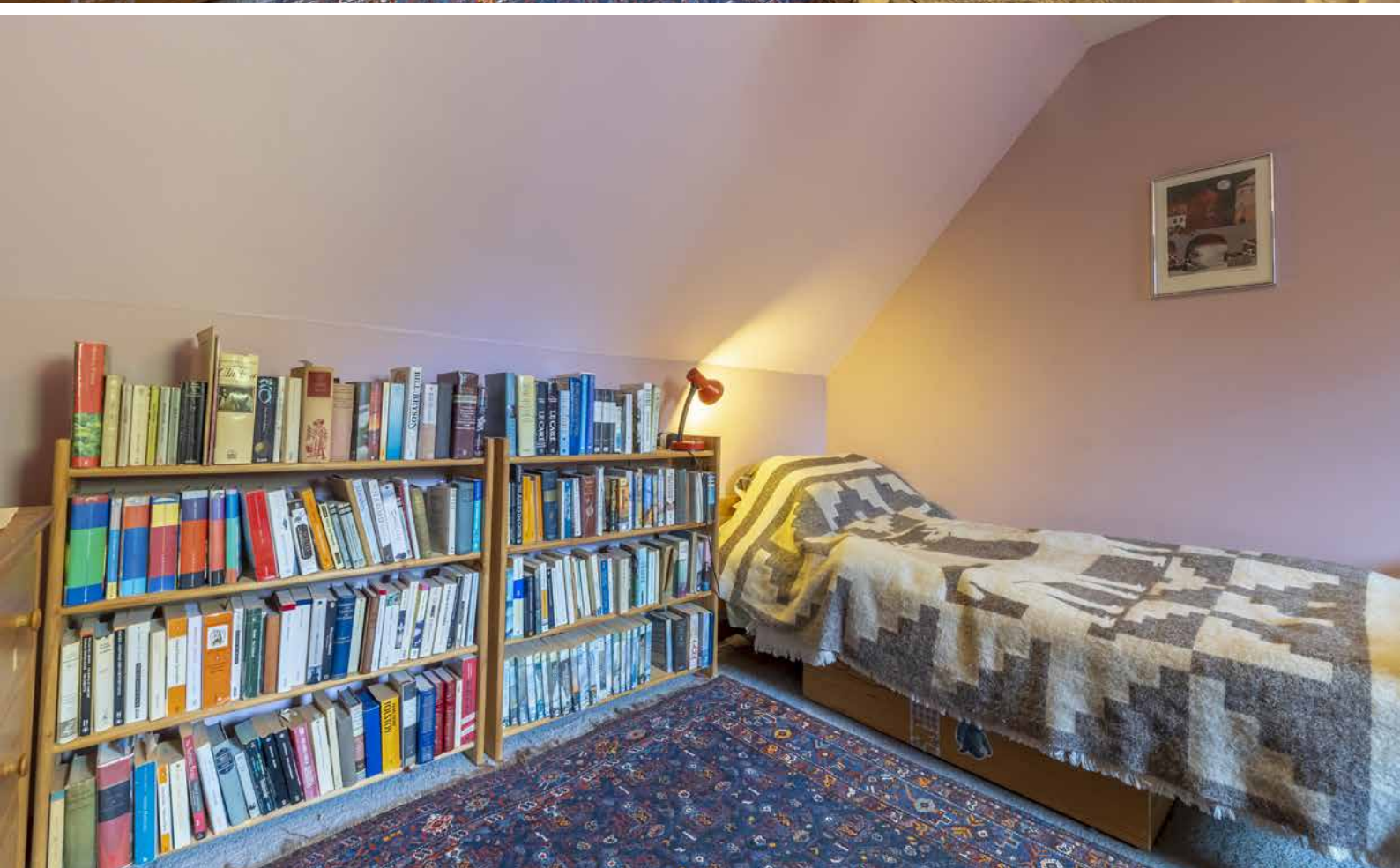
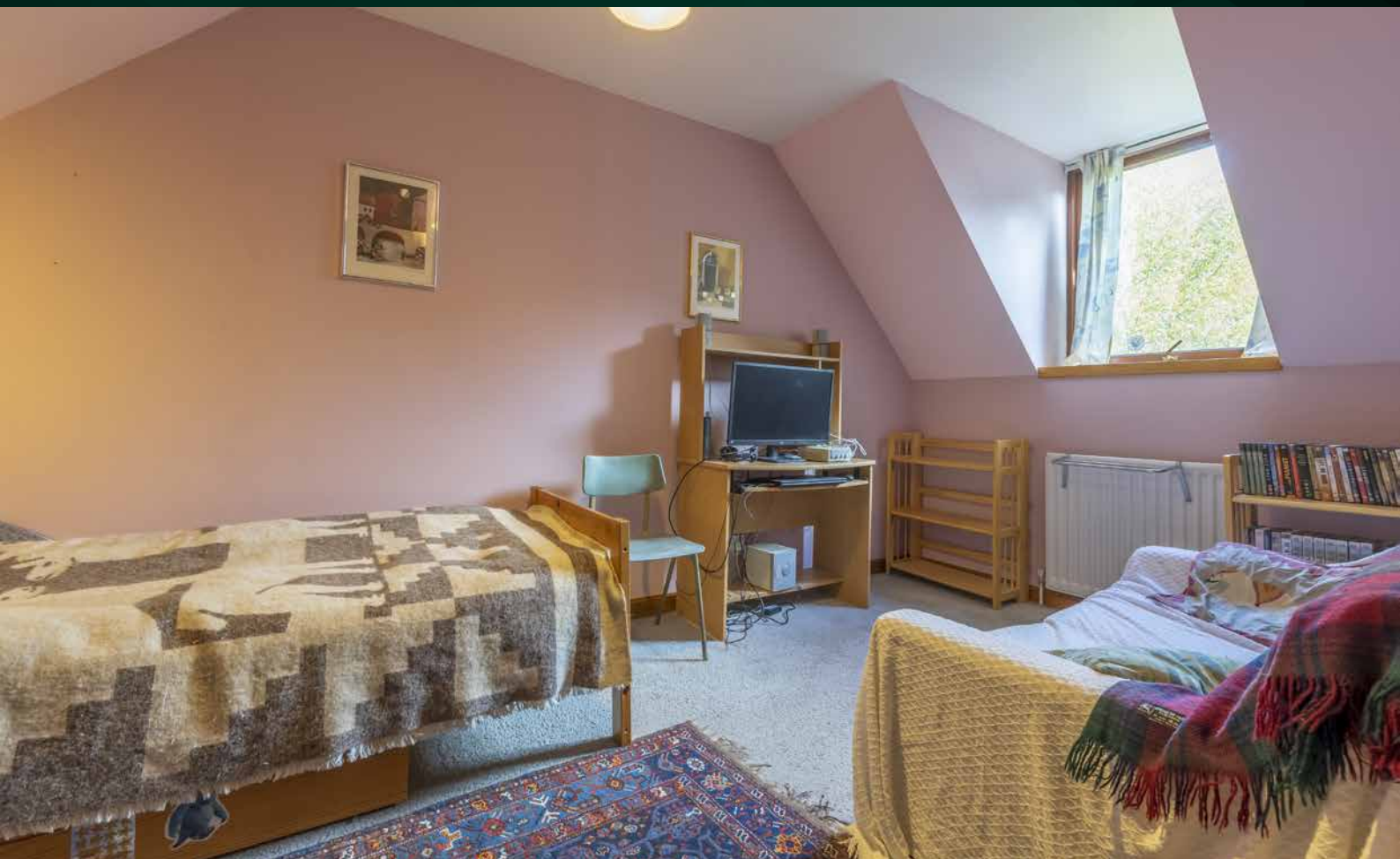
BEDROOM 1



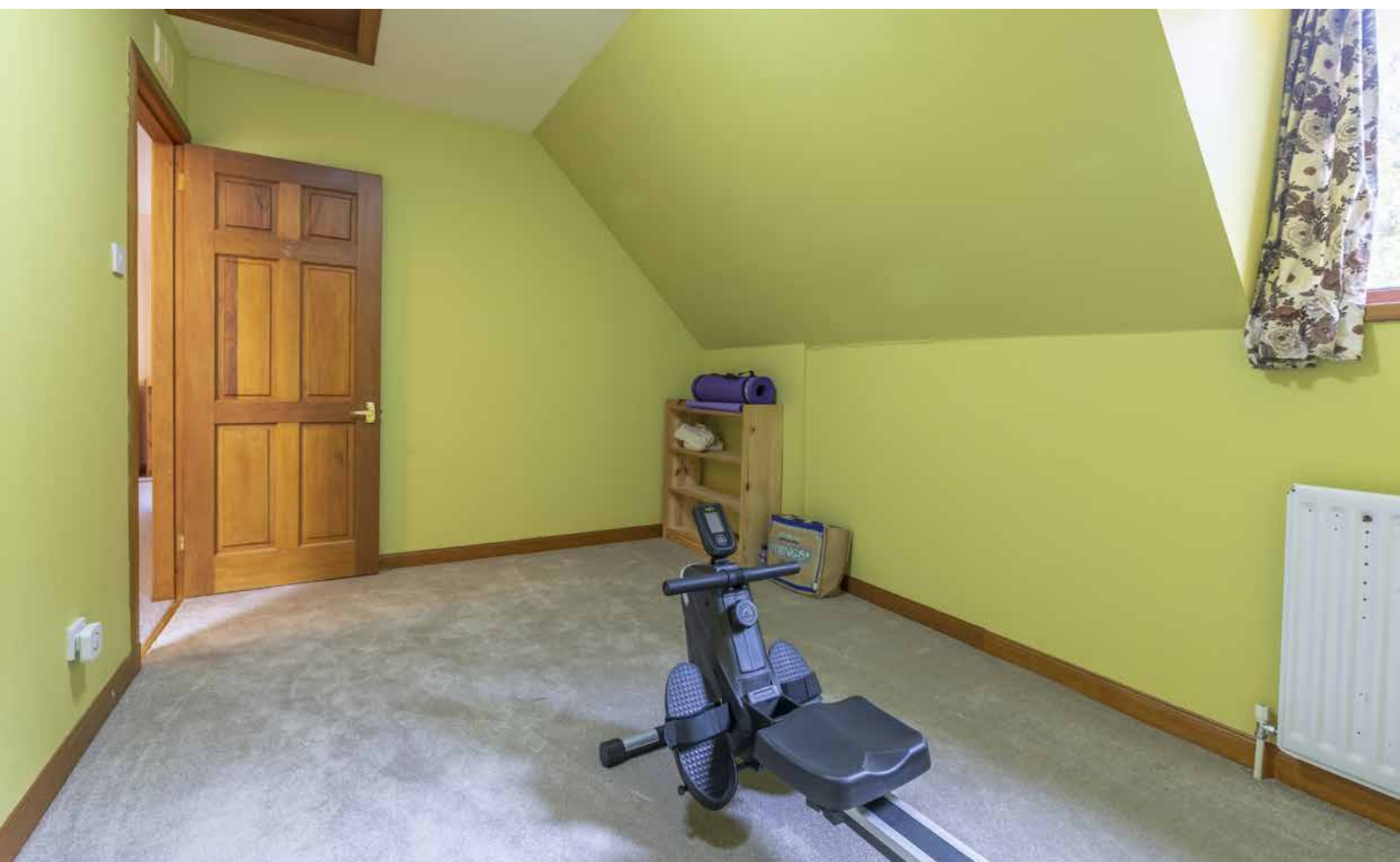
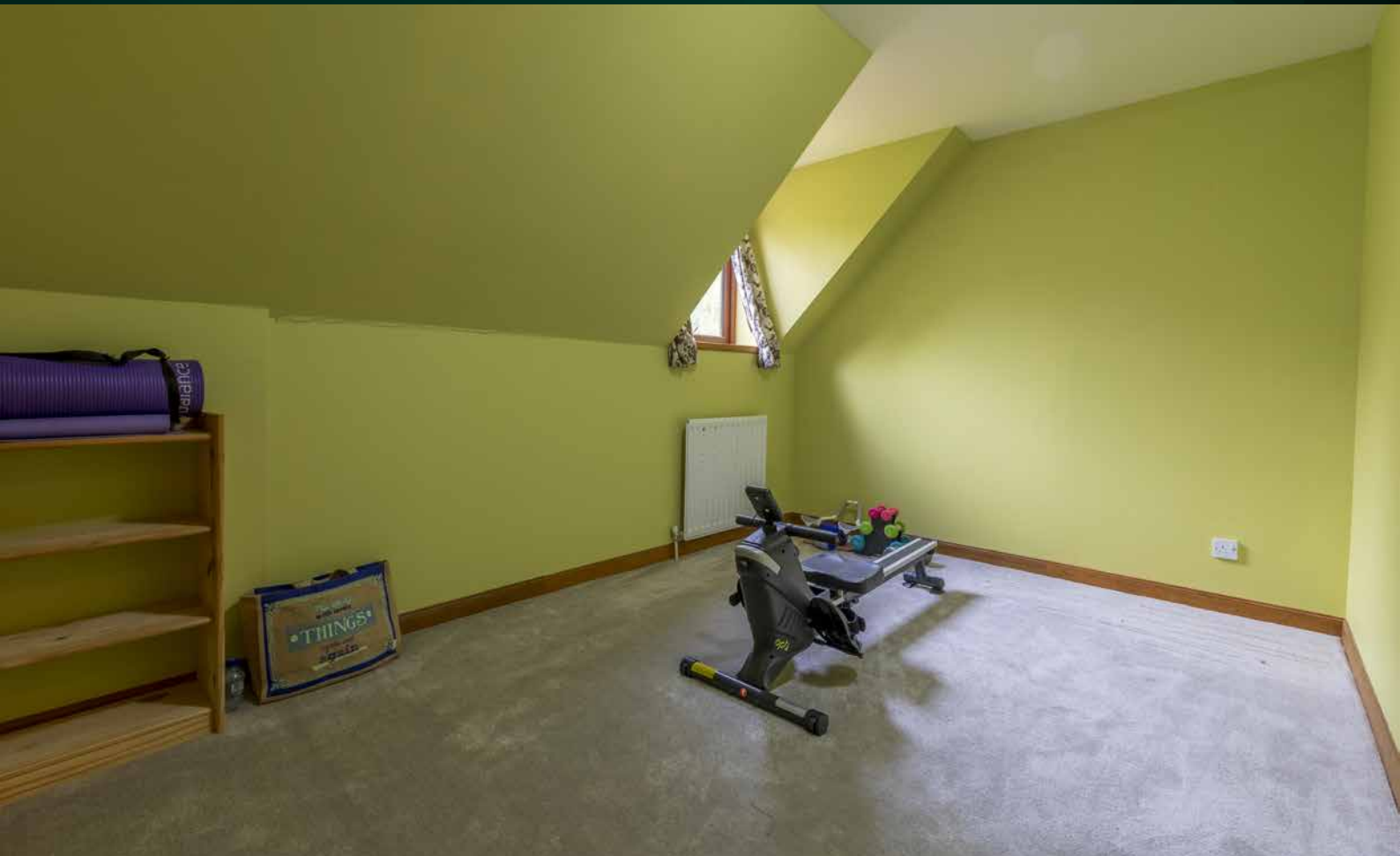
BEDROOM 2



BEDROOM 3



BEDROOM 4



The grounds are a real feature of the property. South facing and extending to around three quarters of an acre, they offer plenty of room to enjoy the outdoors and make the most of the setting. A burn runs through the garden, adding a natural feature and a sense of character. For those who enjoy growing their own produce, there are raised vegetable beds, two greenhouses and a potting shed, while a large workshop with both electricity and a water supply provides an excellent space for hobbies, practical projects or a home business. There is plenty of scope here to create a productive garden, with room for keeping chickens alongside the existing growing areas.

EXTERNALS



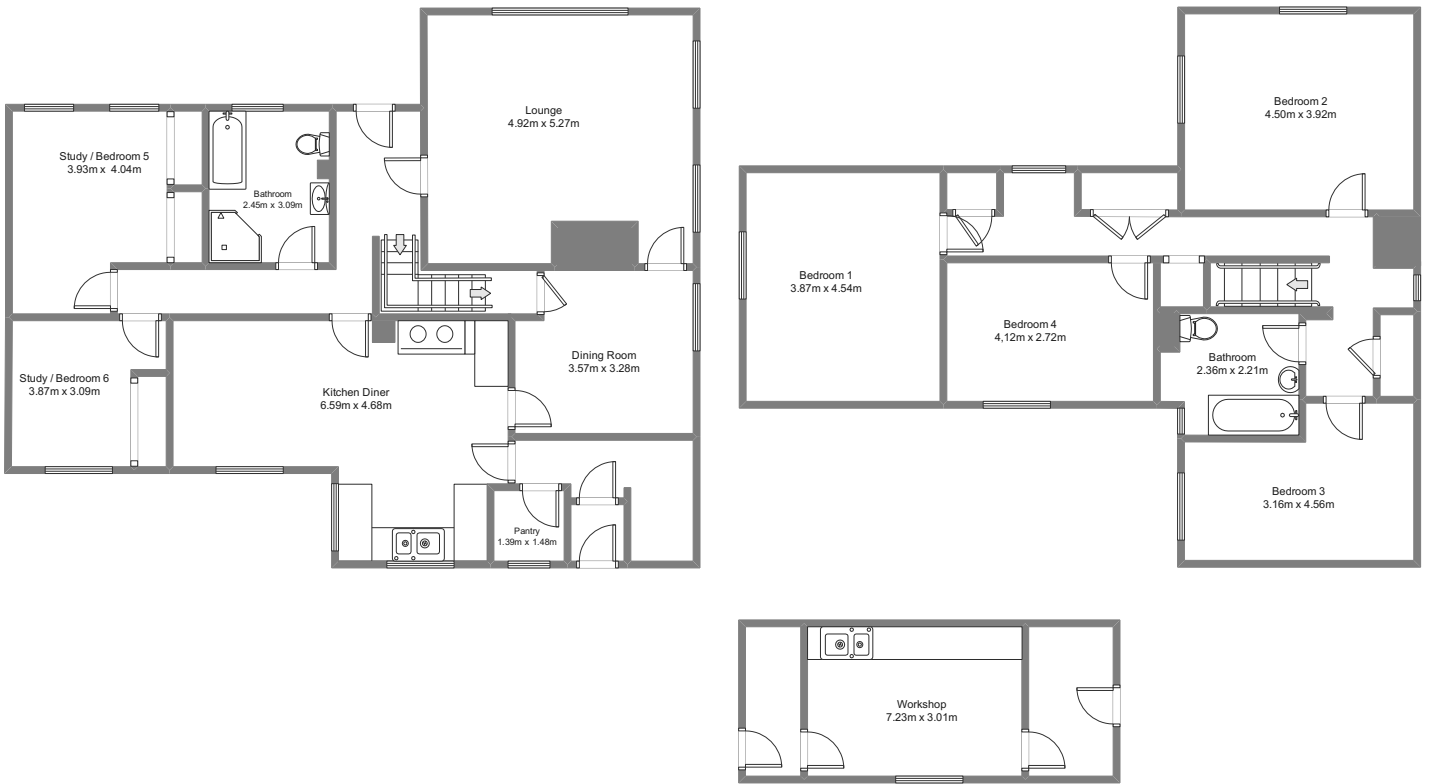


The combination of open views, generous grounds and useful garden buildings gives the outside space a purpose as well as plenty of charm. There is room here for children to play, for keen gardeners to grow, for entertaining in the better weather or simply to sit and enjoy the outlook across the water.

Solar panels are another practical addition to the property. Families will also appreciate the convenient school transport, with Strathpeffer Primary School serving the area and bus routes from the property providing access to both the primary school and Dingwall Academy.

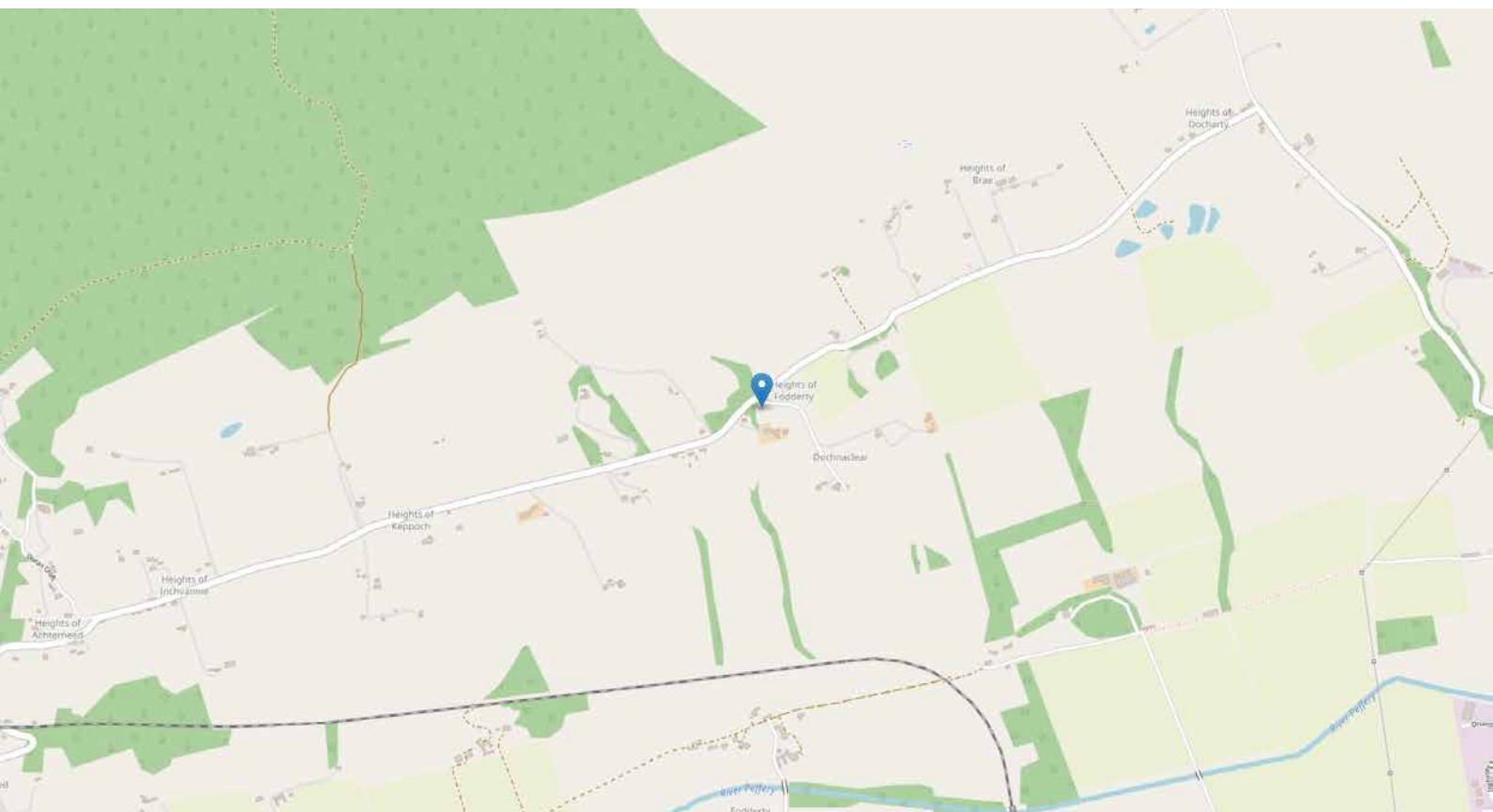
This is a home with genuine substance. The accommodation is generous, the grounds offer far more than the average garden and the south facing position provides a wonderful setting from which to enjoy the views across the Cromarty Firth. It has the space to accommodate a busy household while offering plenty of opportunity for gardening, hobbies and enjoying the outdoors.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 216m² | EPC Rating: D



THE LOCATION

Dingwall is a well-established Highland market town with a good range of shops, supermarkets, cafés, restaurants, professional services, healthcare and leisure facilities. The town is well connected by both road and rail, with regular services to Inverness and north through the Highlands, while the A9 and A835 provide easy access to the Black Isle, the wider Highlands and Inverness. Dingwall Academy provides secondary education for the surrounding area.





The attractive Victorian spa village of Strathpeffer is just a short drive away, with its historic buildings, local shops, cafés and the Strathpeffer Pavilion. The surrounding countryside offers an abundance of walking, cycling and outdoor pursuits, with mountains, woodland, rivers and the Cromarty Firth all close by. With good local amenities, transport links and easy access to the countryside, the area offers a practical base for enjoying life in the Highlands.



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