



FRIENDVILLE
2 STRATHVIEW, ARDIVAL
STRATHPEFFER IV14 9DS



YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
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www.propertyinverness.com



HSPC Ref: AN 01 - 41136

Spacious 4 / 5 Bedroom Detached Villa

- » ENTRANCE VESTIBULE
- » HALL
- » W.C.
- » LOUNGE
- » DINING ROOM
- » FAMILY ROOM / BEDROOM 5
- » KITCHEN / BREAKFASTING ROOM
- » UTILITY ROOM
- » REAR VESTIBULE
- » 4 DOUBLE BEDROOMS (2 EN-SUITE)
- » BATHROOM
- » OIL CENTRAL HEATING
- » DOUBLE GLAZING
- » DOUBLE GARAGE
- » SECURITY ALARM

OFFERS OVER £345,000



DESCRIPTION

Completed circa 2006, this detached villa offers spacious, nicely laid out accommodation set in large landscaped garden grounds. The lounge appreciates a feature open fireplace and the kitchen is well fitted incorporating breakfast bar whilst the separate dining room provides for more formal occasions. The bedrooms are all doubles with two having en-suite facilities and the master also having a walk-in dressing room. In good order throughout, the property benefits from oil central heating, security alarm system and double glazing and the integrated double garage has access to a partially floored attic room, with potential for conversion. Enjoying an elevated position, superb views across the village to the surrounding hills are appreciated from all front facing rooms. This property would suit the most discerning of purchasers and viewing is highly recommended.



LOCATION

Strathpeffer is a small Victorian village situated just 5 miles (approx) from Dingwall and 20 miles (approx) from Inverness. Once famous for being a "spa" village it was a favourite spot for travellers coming from all over for its "healing waters". The Spa Pavillion (previously used for ballroom dancing) has been restored and the village offers woodland walks, grocery store, chemist and several hotels, an excellent 18 hole golf course, craft shops and eateries. There is a primary school in the village and older children attend Dingwall Academy.

DIRECTIONS

From Inverness follow the A9 north and at Tore roundabout take the second turn off to the left sign posted Dingwall (A835). Continue on this road and follow the signs for Dingwall. Go through this town passing the large public car park on the right hand side and at the traffic lights go into the left hand lane – sign posted Strathpeffer (A834). Follow the road along and on entering Strathpeffer pass the Victorian Museum on the left and take the next left following the road up the hill past the car park and big white building. Take the second road on the right hand side and Friendville is the second house on the right.

ACCOMMODATION

The house is approached from the rear. The front entrance to the property is facing the view across the valley and a door with decorative glazed panels with opaque side panels opens to:-

ENTRANCE VESTIBULE 1.91m x 1.26m (6'3" x 4'2")

Laminate flooring. Radiator. Inset ceiling light. Door to deep shelved cupboard. Glass panelled double doors to the hall.

HALL 2.67m x 2.32m & 2.10m x 1.38m (8'9" x 7'7" & 6'11" x 4'6")

Laminate flooring. Telephone point. Door to under-stair storage cupboard. Radiator. Pendant ceiling light. Door to the w.c., lounge, family room/bedroom 5 and the kitchen. Staircase to upper accommodation.

W.C. 2.40m x 1.08m widens to 1.47m (7'10" x 3'7" - 4'10")

Fitted with a white w.c. and wash hand basin with tiled splash-back. Radiator. Laminate flooring. Opaque window to the side. Pendant ceiling light.

LOUNGE 4.81m x 3.98m (15'9" x 13'1")

Set to the front of the property, taking advantage of the superb views with windows to both front and side, this is a nicely proportioned room with feature open fireplace in stone effect surround. Carpet. Two television aerial points. Three branch ceiling light with two co-ordinating double wall lights and two picture lights. Telephone point. Radiator. Glass panelled door to the hall. French doors to the dining room.



DINING ROOM

**3.98m x 3.06m
(13'1" x 10'0")**

This is a bright room with window to side and patio doors opening to the garden at the rear. Carpet. Three branch ceiling light. Radiator. Telephone point. Door to kitchen.



KITCHEN/ BREAKFASTING ROOM

**4.77m x 3.42m
(15'8" x 11'3")**

This is a good sized room fitted with wall, base and larder units and island unit incorporating breakfast bar as well as storage. Double electric oven and ceramic hob with chimney style extractor hood above. Inset ceiling and under unit lighting. One and a half bowl stainless steel sink with drainer. Tiling along work surfaces. Large window with roller blind fitted to the rear garden. Integrated fridge freezer and dishwasher. Radiator. Vinyl flooring. Telephone point. Doors to hall and dining room and arch to inner vestibule.



INNER VESTIBULE 1.68m x 1.08m (5'6" x 3'7")

Vinyl flooring. Inset ceiling lighting. Door to the utility room and rear vestibule.

UTILITY ROOM 2.41m x 1.78m (7'11" x 5'0")

Fitted with base units incorporating stainless steel sink with drainer. Plumbed for a washing machine and space for another under counter appliance. Tiled along work surfaces. Inset ceiling lighting. Smoke detector. Radiator. Coat hooks.

REAR VESTIBULE 3.00m x 1.60m (9'10" x 5'3")

Radiator. Vinyl flooring. Window to the rear garden and door with decorative glazed panel to the garden. Pendant ceiling light. Doors to the integrated garage and inner vestibule.

FAMILY ROOM / BEDROOM 5 3.49m x 2.51m (11'5" x 8'3")

Set off the hall and currently used as a family/play room, this room would be equally ideal as a study or 5th bedroom. Carpet. Radiator. Pendant ceiling light. Television aerial point. Double doors to fitted wardrobe with hanging rail and shelf. Window to front enjoying the superb aspect.

And on the First Floor

Wooden staircase with banister leads up from the hall to the LANDING: Carpet. Radiator. Two pendant ceiling lights. Smoke detector. Hatch to loft with pull down ladder. Door to shelved linen cupboard with radiator. Doors to bedrooms and bathroom.

MASTER BEDROOM 4.28m x 3.88m (14'1" x 12'9")

This is a spacious room with window to the front appreciating the superb view. Carpet. Pendant ceiling light. Radiator. Television aerial and telephone points. Door to en-suite. Door to walk-in DRESSING ROOM (2.37m x 2.07m) with carpet, fitted hanging rails and shelving, light and mirror.



EN-SUITE SHOWER ROOM 2.36m x 2.07m (7'9" x 6'9") at longest & widest

Set with opaque window to the rear; roman blind. Fitted with a white suite comprising tiled shower cubicle, w.c. and wash hand basin. Tiled to approximately half wall level and ceramic floor tiling. Shaver point. Wall mounted mirror. Ladder radiator.

BEDROOM 2 3.58m x 3.18m narrows to 2.76m (11'9" x 10'5" - 9'1")

Again set to the front, with window taking advantage of the superb view. Laminate flooring. Pendant ceiling light. Double mirrored doors to the fitted wardrobe with hanging rail and shelf. Radiator. Television aerial and telephone points. Door to en-suite.

EN-SUITE SHOWER ROOM 1.38m x 1.39m widens to 2.20m (4'6" x 4'7" - 7'3")

Ceramic floor tiling and wall tiling to almost half wall level. Fitted with a white suite incorporating fully tiled recessed shower cubicle, w.c. and wash hand basin. Wall mounted mirror, glass shelf and shaver point. Inset ceiling lighting. Ladder radiator.

BEDROOM 3 **3.98m x 3.52m**
narrows to 2.83m (13'1" x 11'7" – 9'3")

Again set to the front with window taking advantage of the superb view on offer, this is another double room with mirrored doors to the fitted wardrobe with hanging rail and shelf. Carpet. Radiator. Pendant ceiling light. Telephone and television aerial points.

BEDROOM 4 **3.98m x 2.97m**
(13'1" x 9'9")

Set to the rear, with window overlooking the garden to the cul-de-sac beyond. Carpet. Radiator. Telephone and television aerial points. Double mirrored doors to the fitted wardrobe with hanging rail and deep recessed shelving.

BATHROOM **2.78m x 2.37m**
(9'1" x 7'9")

This is a well proportioned room, fitted with a white suite incorporating bath with shower attachment, w.c. and wash hand basin. Ceramic tiled flooring and wall tiling to almost half wall level. Pendant ceiling light. Shaver point. Wall mounted mirror. Ladder radiator. Opaque window to the rear with roman blind.

DOUBLE GARAGE**6.69m x 6.59m narrows to 5.16m**
(21'11" x 21'7" – 16'11") approx

The integrated garage has double up and over doors to the driveway and doors to the rear vestibule and garden at the side. Windows to front and side. Power and light. Door to the BOILER ROOM (2.26m x 1.30m) housing the heating boiler, Megaflo hot water tank, electric meter and consumer units. Hatch with pull down ladder to the ATTIC ROOM set above the garage. Mostly floored and with Velux windows, there is potential (subject to local authority consent) for conversion to further accommodation if required.

GARDEN

Set in substantial garden grounds, laid mainly to grass with lower and upper decking taking full advantage of the superb aspect across the valley to the hills beyond. The rear garden offers a generous tarred driveway with areas to grass and gravel and large planted areas. Exterior lighting. Water tap. Conifers and various trees planted. Rockery with planted alpine, heathers and flowers. Various bushes, shrubs and flowers planted.

HEATING

The property benefits from oil fired central heating.

GLAZING

The subjects are fully double glazed.

EXTRAS

All fitted floor coverings, the oven, hob and cooker hood, integral dishwasher and fridge freezer are included in the asking price.

COUNCIL TAX

The current Council Tax band on this property is band F. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson, Shaw & Gilbert, Property Department on 01463 253911 or with the Seller direct on 07885 360040 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR FRIENDVILLE, 2 STRATHVIEW, ARDIVAL, STRATHPEFFER"

REF: LFB**ENQUIRIES**

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.

Tel: (01463) 236123.

Fax: (01463) 711083.

Property Direct Line: 01463 253911

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

