



**Eldon Lea, Ardival, Strathpeffer, Ross-shire, IV14 9DS**



Eldon Lea is situated at the end of a short cul de sac on the eastern edge of the Victorian spa village of Strathpeffer. The village is famed for its Victorian architecture and for the natural spring waters which brought tourists to the village from the late 19th century to the present day. The village has an excellent 18 hole golf course and a small variety of shops, hotels, restaurants and the Spa Pavilion which provides a superb entertainment venue. Inverness is approximately 22 miles away with Dingwall approximately 4 miles. Primary schooling is available in the village in a modern, well regarded community school and the older children go to Dingwall Academy with transport being provided.

This attractive spacious house is in an elevated position on a sloping site with the large garage below part of the house. Tourism is the main industry in this area and the house is just off the hugely popular North Coast 500 route, the situation of this property would appeal to visitors with its panoramic views encompassing the whole village over towards the golf course along to Castle Leod, up to Achterneed and beyond to Ben Wyvis. To the east the windows take in the view of the Cats Back down towards Fodderty. Surrounded by fields on two sides, the house is not overlooked by any other properties.

Directions: From Dingwall, as you enter Strathpeffer take the second turn on the left and go up the hill along a tree lined road. Take the second left and when the road splits in two take the right fork. Eldon Lea is the last house on the right.

Services: Mains water, Electricity and Drainage.

Council Tax— G

Viewings by appointment, call Middleton Ross & Arnot

on 01349 865125 Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

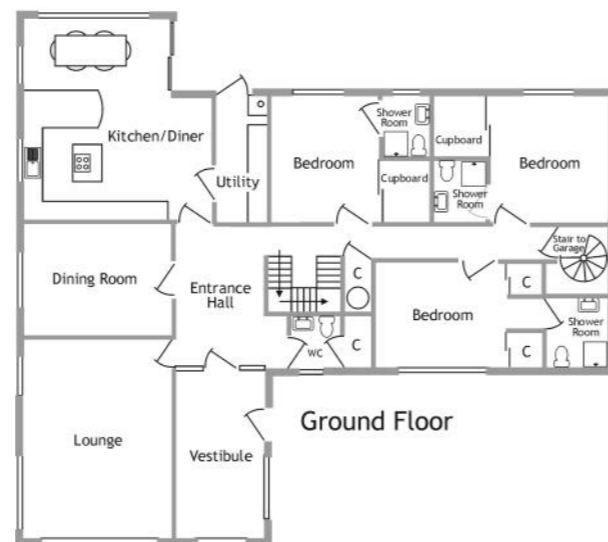
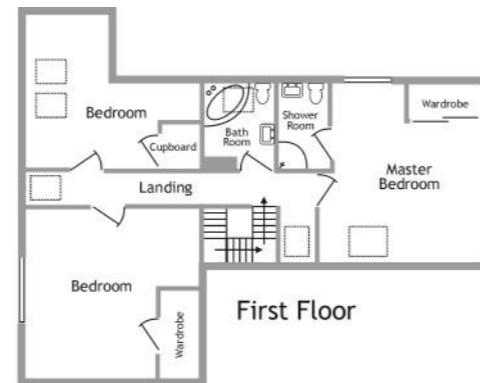
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am

& 5pm—11pm Saturday 8am - 11pm & Sunday 8am—11pm

or Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

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.

Carpets and kitchen appliances are included in the sale price. The mention of appliances and or services does not imply that they are in full and efficient working order.

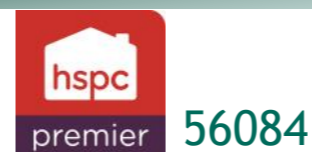


- Spacious 1½ Storey Detached House
- Large Entry Vestibule
- Entrance Hall
- Lounge
- Dining Room
- Kitchen/Diner
- Utility Room
- Six Bedrooms (Four En-Suite)
- Family Bathroom
- W.C.
- Integrated Double Garage
- Double Glazing
- Oil Fired Central Heating
- Gardens Surrounding House
- Large Driveway
- Quiet and Private Residential Location
- Stunning Views of The Surrounding Countryside
- EPC Rating D

**Offers Over £345,000**

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## Eldon Lea

### Strathpeffer

Offers Over £345,000

Beautiful 1½ Storey detached house situated in a quiet elevated location on the edge of the village of Strathpeffer with stunning views over the village to Castle Leod, Achterneed and Ben Wyvis. This exceptional property would provide a beautiful family home or an ideal small business opportunity.

middleton ross & arnot

#### Ground Floor

Vestibule	2.46m x 2.47m
Entrance Hall	4.68m x 3.75m
Lounge	6.48m x 4.86m
Dining Room	4.86m x 3.70m
Kitchen/Diner	6.58m x 6.22m
Utility Room	4.18m x 1.55m
Bedroom	4.18m x 3.74m
En-suite Shower Room	2.00m x 1.68m
Bedroom	4.18m x 3.89m
En-suite Shower Room	2.01m x 1.79m

#### Bedroom

En-suite Shower Room	2.47m x 2.00m
W.C.	1.77m x 1.34m

#### First Floor

Landing	9.47m x 2.91m
Master Bedroom	5.77m x 5.44m
En-suite Shower Room	2.27m x 1.80m
Bedroom	4.97m x 4.38m
Bedroom	5.61m x 4.35m
Family Bathroom	2.74m x 2.37m