

# middleton ross & arnot



15 Kinellan Drive, Strathpeffer, Ross-shire, IV14 9BZ

Semi Detached Bungalow  
Vestibule  
Hall  
Lounge  
Kitchen/Diner  
Rear Lobby with Large Cupboard  
Two Bedrooms  
Bathroom  
Double Glazing  
Electric heating  
Solar Panels  
Drive and Garden to the Front  
Large Garden to the Back  
EPC Band C



Offers Around £118,000

 56454

01349 865125  
property@middletonross.co.uk  
www.middletonross.co.uk

 Zoopla  
Smarter property search

 PrimeLocation.com

Ref: 13



Kinellan Drive is situated in a quiet residential area of this charming and attractive Victorian spa village. Strathpeffer is a popular destination with tourists who come to enjoy the scenic location and Victorian architecture. The renowned Spa Pavillion provides a function and arts venue, and the village boasts an excellent 18 hole golf course along with a variety of shops, hotels, an excellent restaurant, health centre and a regular bus service. Inverness, the capital of the Highlands is approximately 20 miles away with Dingwall being about 6 miles distant. Primary schooling is available in the village in the recently built community school while senior pupils attend Dingwall Academy for which transport is provided.

Number 15 Kinellan Drive is situated in a popular residential area. The house has been well maintained, is well presented and has ample storage space and a partially floored loft. The property has benefitted from the addition of solar panels which have a feed in tariff which generates a good annual yield and the insulation has been upgraded. There is a large garden to the rear. There is a bus stop outside the house.

Directions: From the east you will pass through the centre of the village and the Primary School on the right hand side, keep along this stretch of road and just past the bus stop on the right hand side turn right into Kinellan Drive go to the end of the road, the bungalow faces you just before the road veers to the right.

Services: Mains water, electricity and drainage.

Council Tax—B

A Home Report is available from OneSurvey.org

To arrange a viewing call Middleton Ross & Arnot on 01349 865125

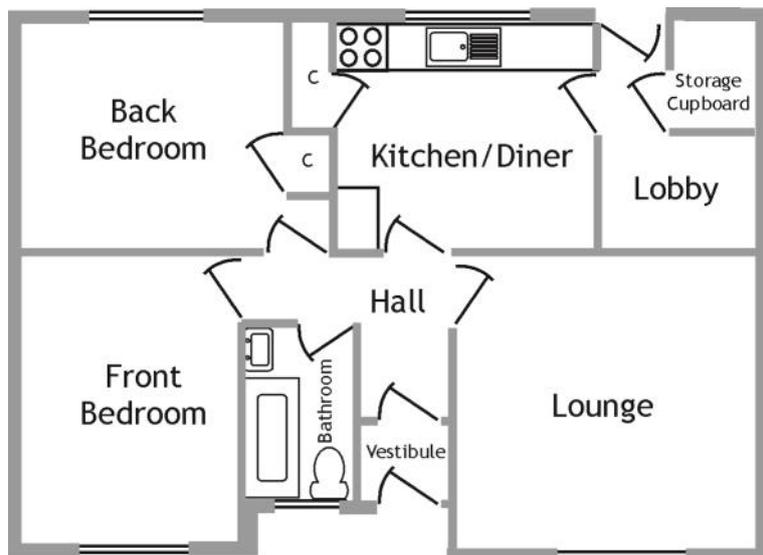
HSPC Out of Hours Call 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm Saturday 8am - 11pm

Sunday 8am—11pm

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

<b>Vestibule</b>	<b>1.13m x 1.11m</b>
<b>Lounge</b>	<b>3.93m x 3.81m</b>
<b>Kitchen/Diner</b>	<b>3.47m x 3.13m</b>
<b>Back Lobby</b>	<b>3.13m x 2.10m</b>
<b>Rear Bedroom</b>	<b>3.44m x 3.00m</b>
<b>Front Bedroom</b>	<b>3.81m x 2.90m</b>
<b>Bathroom</b>	<b>2.35m x 1.43m</b>



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.

The Calor Gas cooker, washing machine, carpets and blinds 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. There are fruit trees shown in the garden in this sales schedule which will be removed by the owner before the sale and are not included in the sale price.