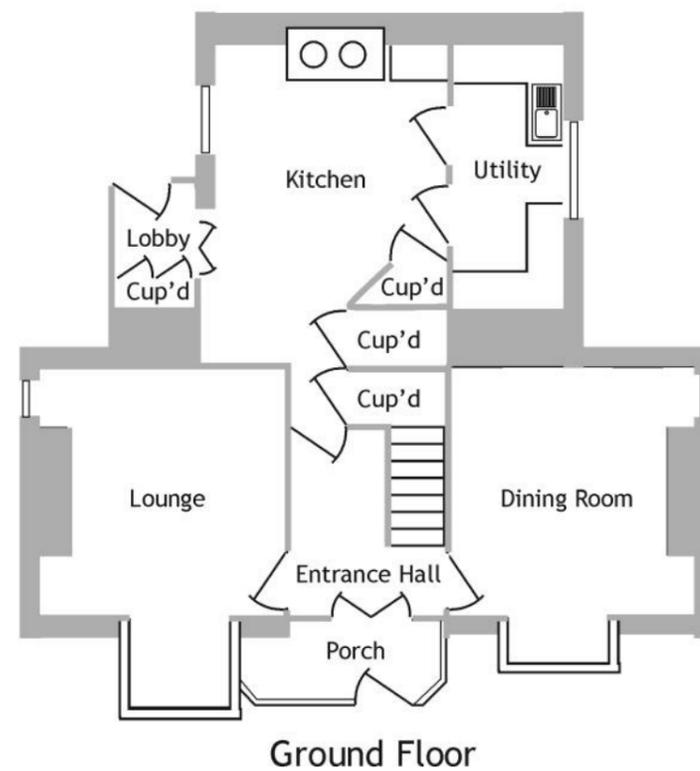
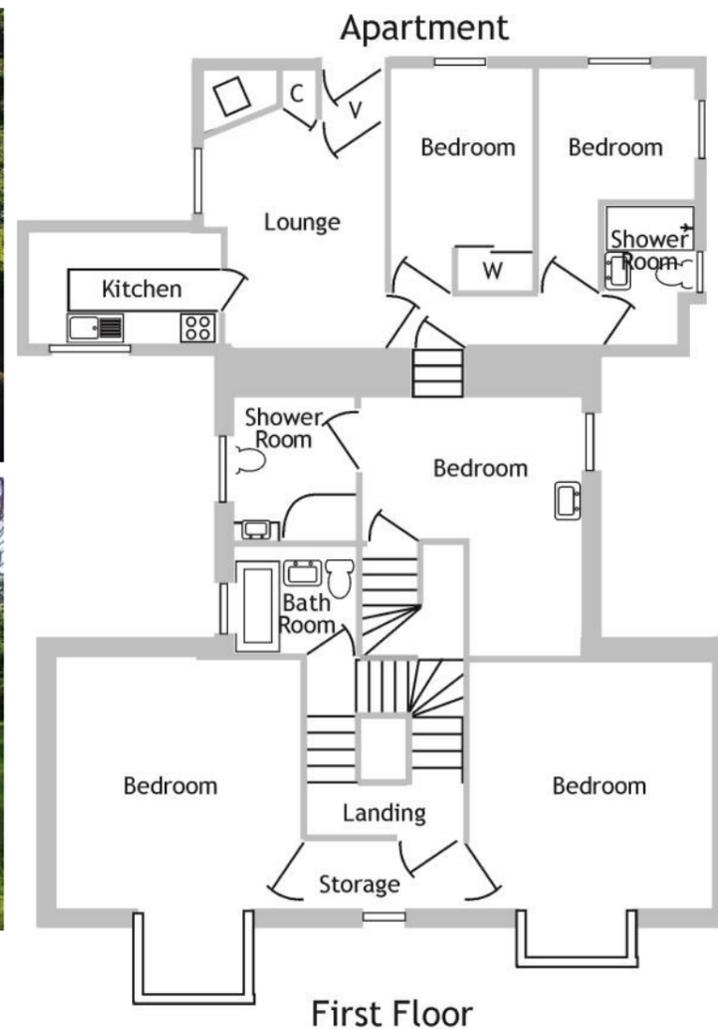




**Glenorchy House and Cottage, Strathpeffer, IV14 9DS**

- Detached Victorian Villa
- Porch and Entrance Hall
- Lounge
- Dining Room
- Kitchen and Utility Room
- Three Bedrooms
- Bathroom and Shower Room
- Oil, Electric and Solid Fuel Heating
- Driveway and Large Garden
- EPC-F
- Cottage
- Vestibule
- Lounge
- Kitchen
- Two Bedrooms
- Shower Room
- Electric Heating and Wood Burning Stove
- EPC-E



Glenorchy House and Cottage are situated in an elevated position in 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, a small 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 five miles distant. Primary schooling is available in the recently built community school while senior pupils attend Dingwall Academy for which transport is provided.

The House is one of the original Victorian houses that the village is famous for and retains many of its charming period features including wood panelled doors, stained glass window at the entrance, a beautiful wooden staircase, plaster cornices and fireplaces. The Cottage is at the rear of the house and is of a non-traditional construction. The house and cottage would now benefit from some modernisation and redecoration and on completion will provide a beautiful home with the potential for a small business opportunity or an additional dwelling for an elderly relative.

Services: Mains water and electricity, drainage is to a septic tank.  
 Council Tax Bands (House) - F (Cottage) - A  
 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)

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, curtains, blinds 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.



## Glenorchy

### Strathpeffer

Offers Around £250,000

This Beautiful detached villa with self contained apartment is situated in the popular Victorian Spa village of Strathpeffer.

middleton ross & arnot

#### Ground Floor

Porch	3.76m x 1.50m
Entrance Hall	3.38m x 2.74m
Lounge	6.07m x 4.41m
Dining Room	4.71m x 4.38m
Kitchen	4.59m x 4.07m
Utility Room	4.79m x 2.04m
Lobby	1.50m x 1.16m

(Measurements are at widest points)

#### First Floor

Landing	2.84m x 1.20m
Bedroom	6.06m x 3.90m
Bedroom	5.26m x 3.90m
Store Room	2.74m x 1.38m
Bathroom	1.98m x 2.25m
Bedroom	4.60m x 3.87m
Shower Room	2.45m x 2.20m

#### Apartment

Vestibule	1.08m x 1.07m
Lounge	4.53m x 3.30m
Kitchen	2.78m x 1.71m
Bedroom	3.96m x 2.60m
Bedroom	4.20m x 2.80m
Shower Room	2.28m x 1.33m