



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### 11 Ord Terrace, Strathpeffer, IV14 9DA

This spacious four bedroom semi detached property is located in the popular spa village of Strathpeffer. The property would make an excellent family home.

Strathpeffer is a Victorian Spa Village which is popular with tourists. It has a local shop, post office, café, restaurants, hotels, golf course, community centre, the spa pavilion which hosts a variety of local events and weddings, there is also bowling and tennis courts. There has recently been a new playpark built a short two minute walk from the property. There is a primary school in the village and secondary pupils are transported through to Dingwall Academy. The market town of Dingwall is approximately four miles away and has Tesco and Lidl Supermarkets. Dingwall has its own leisure centre with sports hall, gym and swimming pool. The High Street has a number of shops, restaurants, cafes, churches, a bank and public houses.

The Highland Capital, Inverness, is approx. 22 miles drive by road where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

The ground floor of the property comprises entrance hall, lounge, kitchen/diner and two double bedrooms. The first floor has two double bedrooms and a family bathroom.

EPC—Band D (59)

### OFFERS OVER £170,000

- 4 double bedrooms
- Double glazing
- Semi detached property
- Parking close by
- Kitchen/diner
- Council tax band B
- Lounge
- Family bathroom
- Oil fired central heating
- Wood burning stove



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# 11 Ord Terrace, Strathpeffer, IV14 1DA

## **ENTRANCE VESTIBULE**

Door leading to hallway. Vinyl flooring. Understairs cupboard. Radiator.

## **LOUNGE**

**17'9" x 12'3" (5.42m x 3.73m) approx.**

2 windows to the front. Radiator. Wood burning stove. Coving. Vinyl.

## **KITCHEN**

**15'7" x 9'7" (4.76m x 2.92m) approx.**

Window to rear. Radiator. Selection of wall and base units. Extractor hood. Space for dining table. Door to rear vestibule which has worktop, power, shelving and coat hooks.

## **BEDROOM 1**

**9'4" x 7'7" (2.86m x 2.31m) approx.**

Double bedroom currently used for dog grooming business. Radiator. Windows to front.

## **BEDROOM 2**

**11'8" x 9'11" (3.58m x 3.02m) approx.**

Double bedroom with windows to rear. Carpet. Radiator.

## **STAIRS AND LANDING**

Carpet. Landing has double storage cupboards within the coombed ceiling.

## **BEDROOM 3**

**11'3" x 10'0" (3.43m x 3.06m) approx.**

Double bedroom with windows to side. Laminate flooring. Radiator. Coombed ceiling.

## **BEDROOM 4**

**11'8" x 12'10" (3.56m x 3.92m) approx.**

Double bedroom with windows to front. Laminate flooring. Radiator. Coombed ceiling.

## **BATHROOM**

**5'8" x 6'5" (1.75m x 1.96m) approx.**

Mixer shower over p-shaped bath. Vinyl flooring. Toilet. Wash hand basin. Wet wall panels around bath and behind wash hand basin and toilet.

## **OUTSIDE**

Front garden is low maintenance with artificial grass and paved area from front gate. Back garden has raised decking area outside back door, there is a gate with access to a car park. Shed.

## **PRICE**

**OFFERS OVER £170,000**

## **ENTRY**

Any entry date will be considered

## **COUNCIL TAX**

Currently a band B

## **VIEWING**

By arrangement with the selling agents only.

## **OFFERS**

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING**

**AGENTS LTD**:- 16a High Street, Alness,

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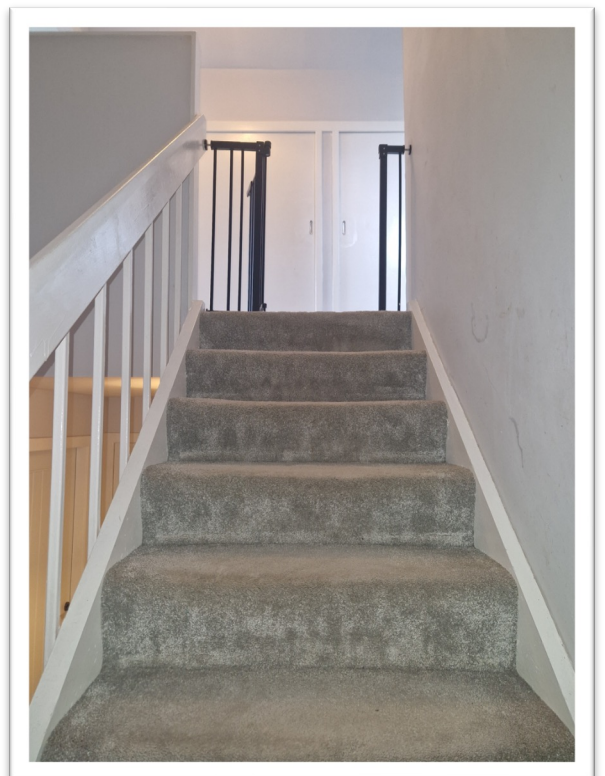
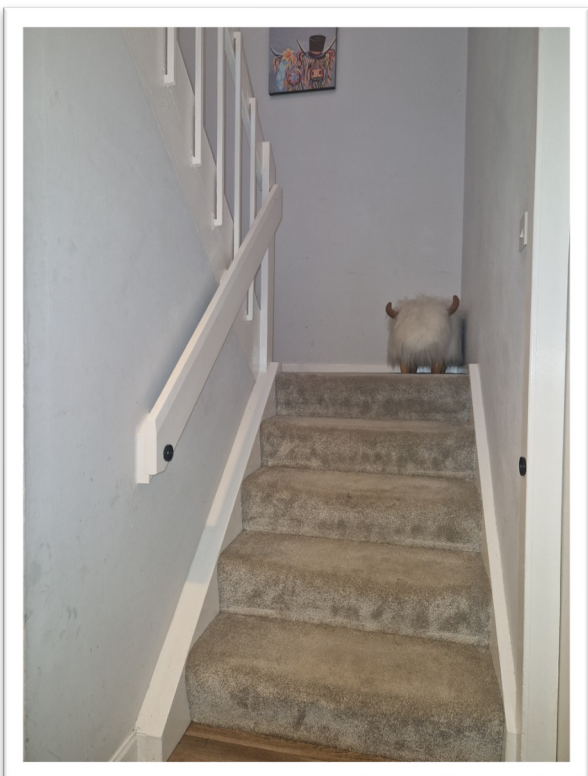
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