

# 17 Kinellan Drive

STRATHPEFFER, IV14 9BZ



*A delightful three-bedroom semi-detached home in Strathpeffer on a fantastic-sized corner plot*



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached home in truly walk-in condition. The property has been updated and maintained by the current owners and is in true walk-in condition, with amazing additions such as a modern "Ashley Ann" kitchen with built-in high-quality Neff appliances and wood flooring throughout the ground floor.

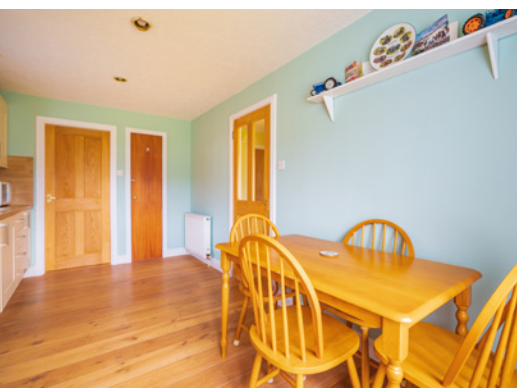
# THE LOUNGE



Inside, the property comprises:

- Spacious living area with recently installed wood burner fireplace
- Fully equipped "Ashley Ann" kitchen with Neff appliances
- Utility room
- One double bedroom on the ground floor

# THE KITCHEN



# THE UTILITY





- Family bathroom fully tiled with bath suite and shower overhead
- Two double bedrooms on the 1<sup>st</sup> floor with varnished wood floors in both and also the landing

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



In addition, the property sits on a sizeable corner plot with a front and rear garden, the rear garden having plum and apple trees which produce abundant fruit. The surrounding countryside is a perfect location for abundant walks with some outstanding views.

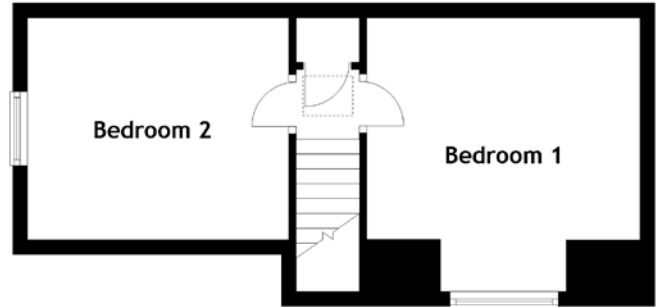
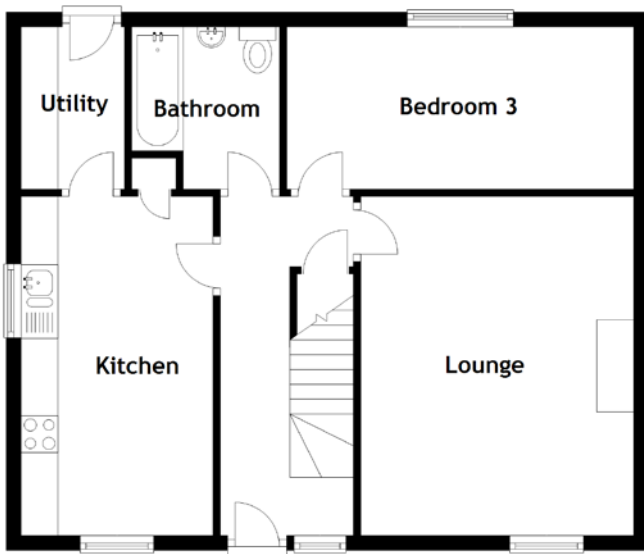
This is a brilliant opportunity to acquire a house with flexible modern accommodation, and great amounts of outside space in a sought-after quiet location.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.70m (12'2")
Kitchen	4.60m (15'1") x 2.60m (8'6")
Utility	2.20m (7'3") x 1.40m (4'7")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Bedroom 1	3.70m (12'2") x 3.70m (12'2")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Bedroom 3	4.70m (15'5") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>  
EPC Rating: E



# THE LOCATION

This delightful home is located in the beautiful Victorian spa village of Strathpeffer in the Scottish Highlands. Nearby amenities include a variety of shops, hotels, and restaurants with The Spa Pavilion regularly hosting an assortment of high-quality entertainment. Primary schooling is provided within the village with senior pupils bussed by free council-provided transport to Dingwall Academy. Strathpeffer Golf Club, a challenging 18-hole course, is situated within the village and some of the most internationally famous iconic courses such as Royal Dornoch, Nairn and Castle Stuart less than an hour's drive away.





Regular commuter trains to Inverness run from Dingwall with the town also having several national supermarkets and additional services. The village is also an easy driving distance of Inverness (18 miles), the capital city of the Highlands. Acknowledged to be one of the fastest-growing cities in Europe, Inverness provides a wide range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is also well connected by road, rail and air to other UK & overseas destinations, with daily flights to and from London Gatwick.



# McEwan Fraser Legal

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