



*A majestic and commanding five-bedroom detached residence in Strathpeffer*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Welcome to Burnhill, Strathpeffer, where grandeur meets comfort in this spectacular detached home. With its imposing facade exuding charm and character, this property boasts instant curb appeal, promising a lifestyle of elegance and convenience.

# THE DINING ROOM



Step inside to discover a wealth of space and versatility. The ground floor features a formal dining room, perfect for hosting gatherings and creating lasting memories. Adjacent, a spacious sitting room awaits with a wood burner for those cosy nights, alongside a second lounge room providing ample space for relaxation and entertainment. The heart of the home lies in the large kitchen/diner, offering the ideal setting for culinary adventures and casual dining.

# THE SITTING ROOM



# THE LOUNGE



# THE KITCHEN/DINER



Descend a small staircase to uncover additional treasures—a versatile office space, utility room, and shower room with external access, offering the potential for a self-contained living area with some adaptation.

# THE OFFICE & UTILITY



# THE SHOWER ROOM





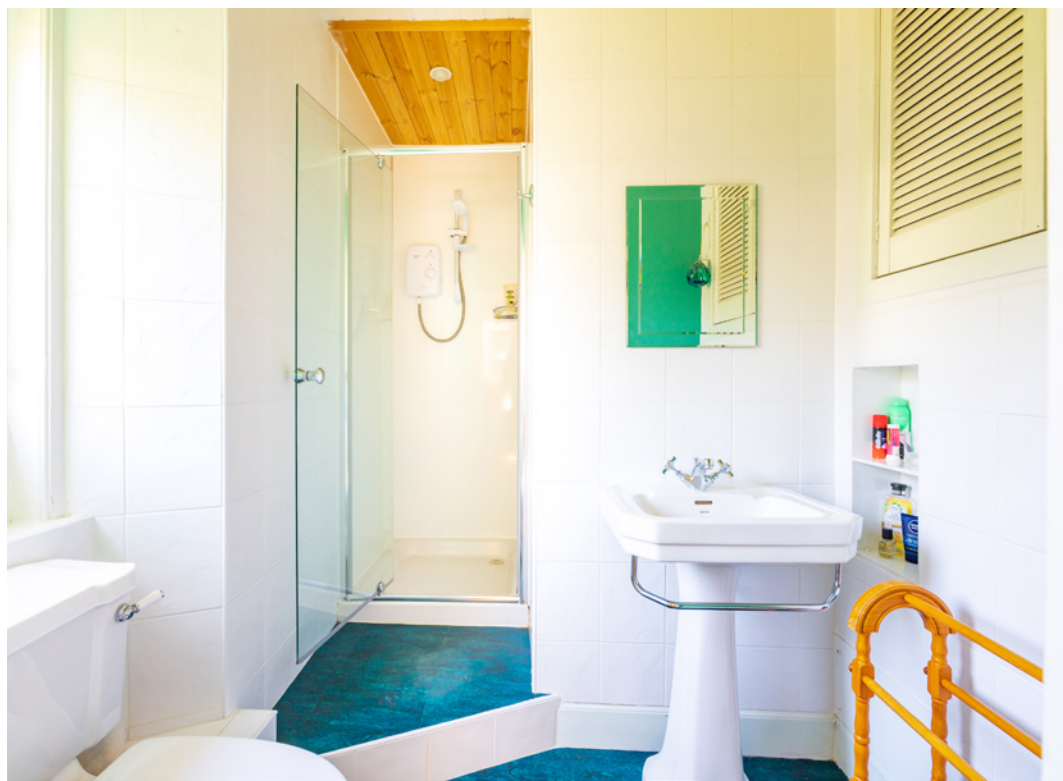
Ascending to the first floor, you'll be greeted by five generously proportioned double bedrooms, one boasting an en suite shower room for added luxury, while a family bathroom caters to the needs of the household.

# THE BATHROOM





# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



# BEDROOM 5



Outside, the property continues to impress with meticulously maintained front and rear gardens, providing a picturesque backdrop for outdoor enjoyment. The long driveway offers off-road parking convenience, leading to a large garage accessible from the street, ensuring ease of access for vehicles.

Experience the epitome of grand living at Burnhill, Strathpeffer.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

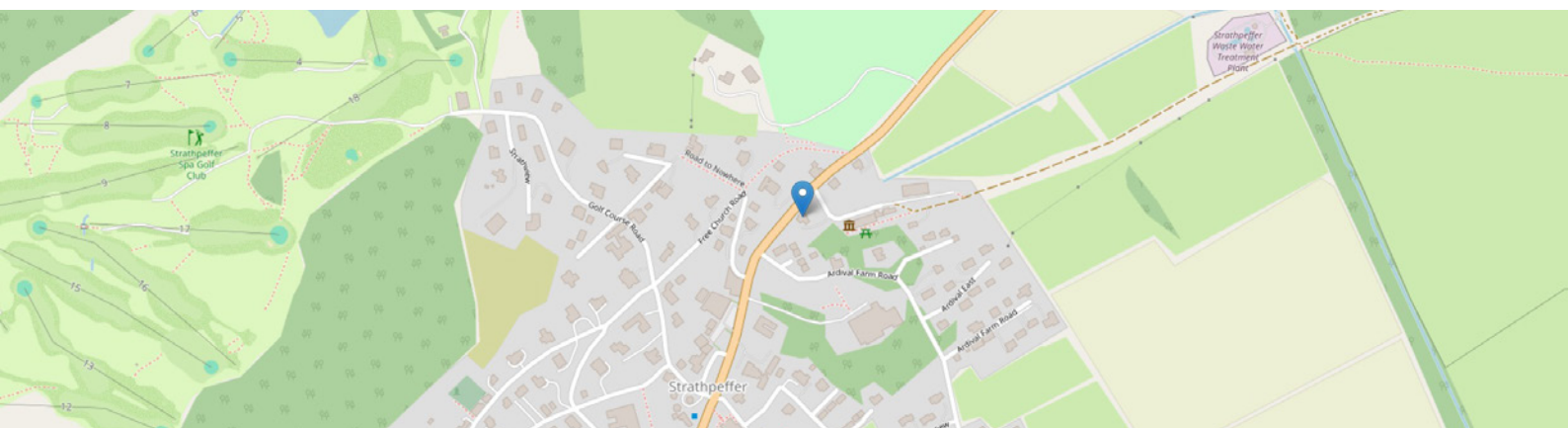


Approximate Dimensions (Taken from the widest point)

Lower Ground Floor	
Office	3.70m (12'2") x 3.60m (11'10")
Shower Room	2.10m (6'10") x 1.90m (6'3")
Utility	3.50m (11'6") x 2.70m (8'10")
Ground Floor	
Dining Room	6.30m (20'8") x 4.20m (13'9")
Sitting Room	4.80m (15'9") x 3.80m (12'6")
Lounge	6.10m (20') x 4.00m (13'1")
Kitchen	5.60m (18'4") x 4.50m (14'9")

First Floor	
Bedroom 1	5.60m (18'4") x 4.60m (15'1")
Dressing Room	3.10m (10'2") x 2.40m (7'10")
En-suite	2.60m (8'6") x 1.90m (6'3")
Bedroom 2	6.10m (20') x 3.20m (10'6")
Bedroom 3	4.80m (15'9") x 3.90m (12'10")
Bedroom 4	4.20m (13'9") x 3.00m (9'10")
Bedroom 5	4.20m (13'9") x 3.20m (10'6")
Bathroom	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 264m<sup>2</sup> | EPC Rating: F



# THE LOCATION

Nestled within the picturesque Victorian spa village of Strathpeffer in the stunning Scottish Highlands, this charming residence offers a perfect blend of tranquillity and convenience. Immerse yourself in the rich tapestry of local amenities, including a diverse array of shops, hotels, and restaurants. The renowned Spa Pavilion stands as a beacon of cultural enrichment, hosting a myriad of top-tier entertainment offerings.







Families will appreciate the seamless educational provisions, with primary schooling located within the village and seniors benefiting from complimentary council-provided transport to Dingwall Academy. Golf enthusiasts will find themselves in paradise with the Strathpeffer Golf Club, boasting an enticing 18-hole course right on their doorstep. For those seeking a golfing challenge, iconic courses such as Royal Dornoch, Nairn, and Castle Stuart are just a short drive away, promising a day of exhilarating play.

Commute with ease via regular train services from Dingwall to Inverness, a bustling hub brimming with national supermarkets, cultural venues, and medical facilities. Inverness, hailed as one of Europe's fastest-growing cities, offers an unparalleled lifestyle enriched by a plethora of retail parks, educational institutions, and entertainment venues.

Conveniently located just 18 miles from Strathpeffer, Inverness serves as the gateway to both local and international destinations, boasting excellent road, rail, and air connectivity. Enjoy seamless travel experiences with daily flights to and from London Gatwick, ensuring you stay effortlessly connected to the world beyond the Highlands.

Experience the epitome of Highland living in Strathpeffer, where the charm of yesteryear meets the convenience of modern-day amenities, creating a lifestyle second to none.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.