

# Westraven

BEECHWOOD, STRATHPEFFER, IV14 9AB



*AN INCREDIBLE DETACHED FAMILY HOME WITH 4  
SPACIOUS BEDROOMS*



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McEwan Fraser Legal is delighted to present this 4 bedroom detached house in Fodderty on the outskirts of Strathpeffer. The property is an ideal family home with an abundance of space with an internal size of just over 240 square metres and sitting on a plot of around 1/2 an acre. From the moment you pull up to the property you get immediate curb appeal and a real feel for its size with its charming exterior design, exceptionally large driveway and double garage.

Once inside, the property comprises of:

- Fully equipped kitchen which is partly open plan to a family seating and breakfast area with patio doors to the garden, ideal for entertaining
  - Spacious living area leading through to a formal dining room
  - Downstairs cloakroom
  - 4 bedrooms which includes a master bedroom with en-suite shower room, dual sinks and a double wardrobe
  - Family bathroom with double-ended bath and corner shower cubicle
  - Utility room
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dining room







the kitchen







**family room**









bedroom 1







**en-suite**







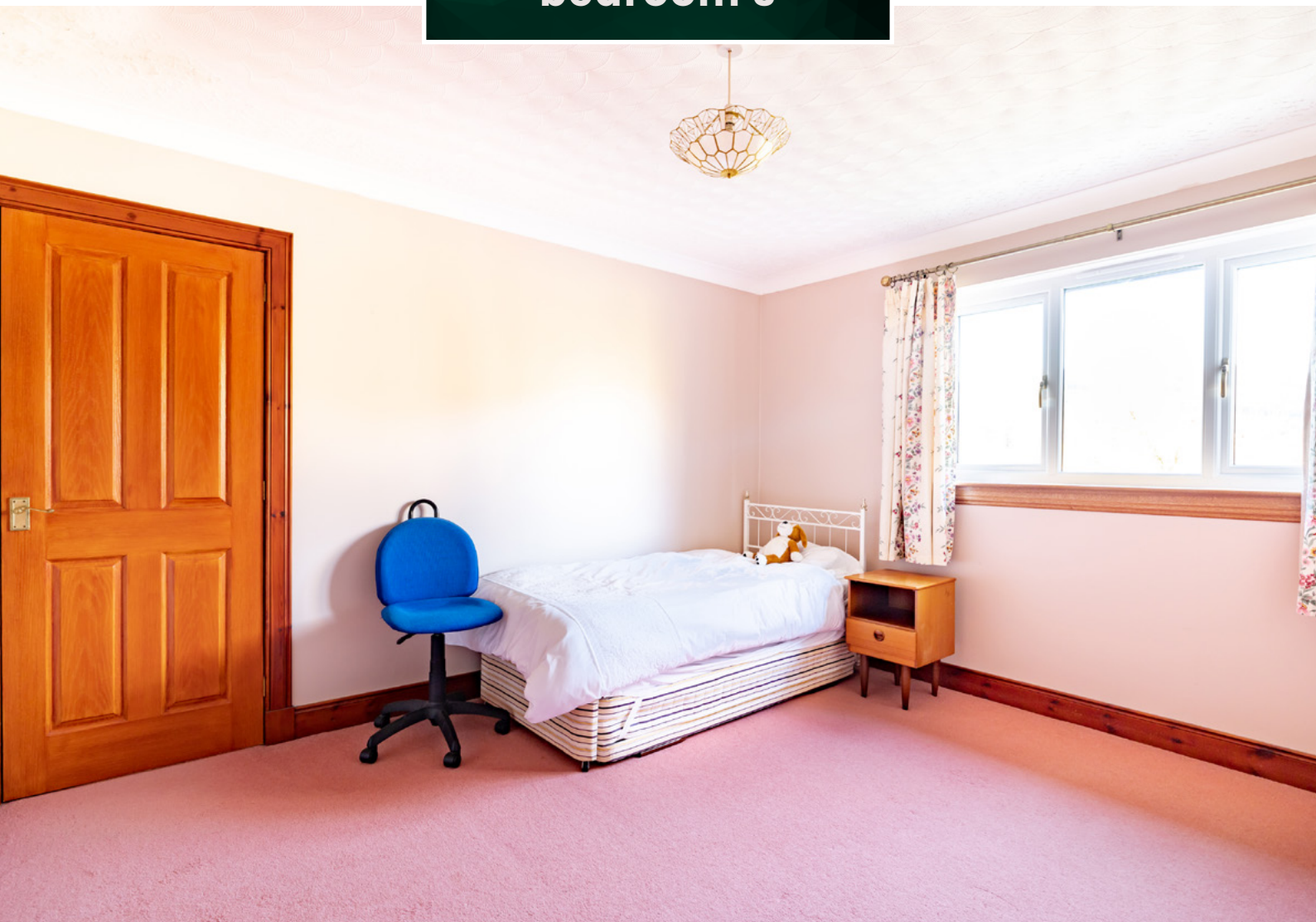
**bedroom 2**







**bedroom 3**







**bedroom 4**







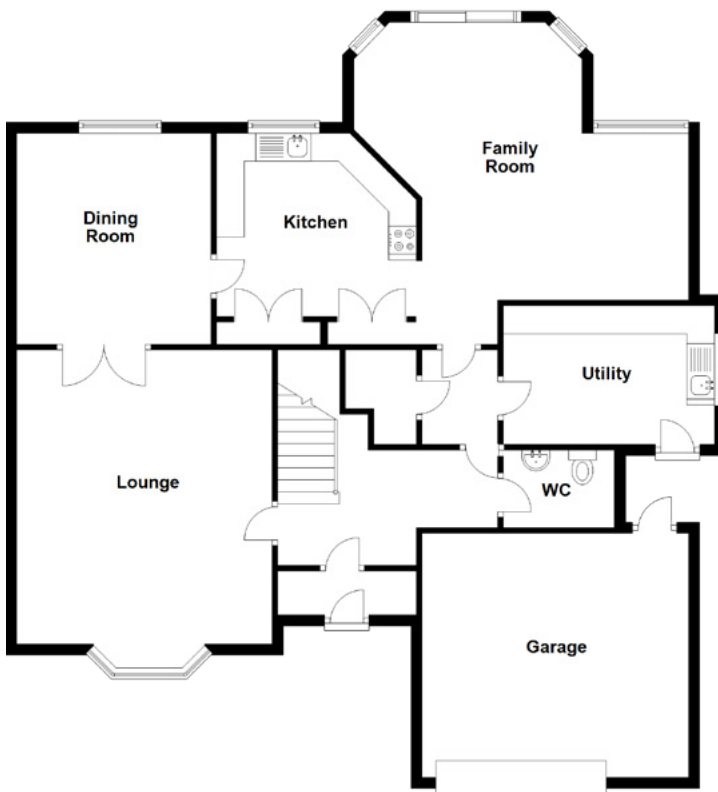
**the bathroom**











Approximate Dimensions  
(Taken from the widest point)

Lounge	5.30m (17'5") x 4.60m (15'1")
Dining Room	3.80m (12'6") x 3.50m (11'6")
Kitchen	3.80m (12'6") x 3.60m (11'10")
Family Room	5.80m (19') x 4.80m (15'9")
Utility	3.80m (12'6") x 2.50m (8'2")
WC	2.00m (6'7") x 1.40m (4'7")
Bedroom 1	8.80m (28'10") x 4.60m (15'1")
En-suite	2.70m (8'10") x 2.50m (8'2")

Bedroom 2	4.40m (14'5") x 4.10m (13'5")
Bedroom 3	3.80m (12'6") x 3.40m (11'2")
Bedroom 4	3.80m (12'5") x 3.20m (10'6")
Bathroom	2.70m (8'10") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 240m<sup>2</sup>

EPC Rating: D





This is a rare opportunity to acquire a family home in a fantastic location only 18 miles from Inverness with a depth of local attractions and amenities all within a short distance from the property.









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This incredible detached family home is located close to 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.

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## The Location







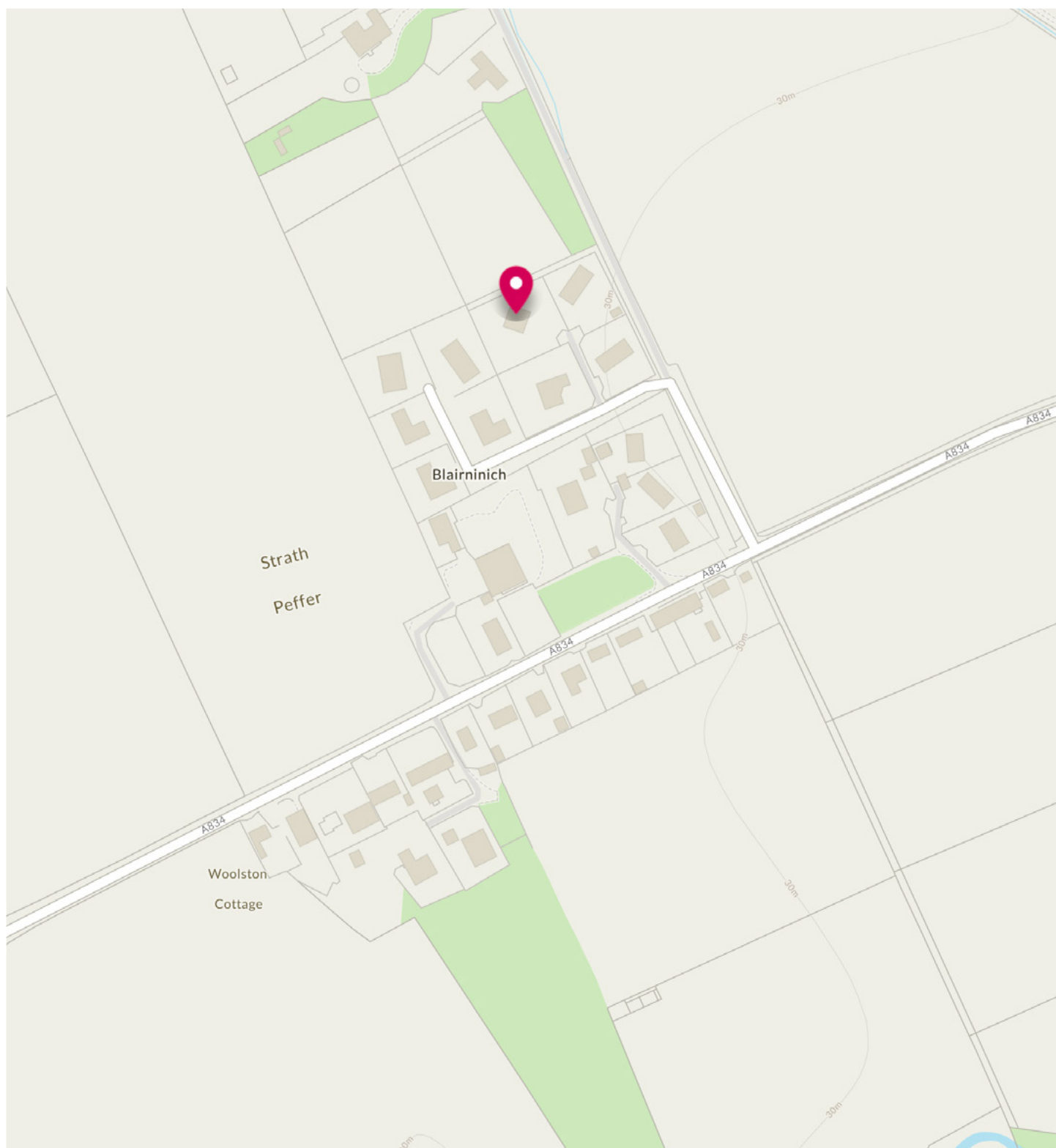


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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