

# Strath View, Ardival Strathpeffer

SOLICITORS AND  
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## The BEAUFORT

4 bedroom detached villa with integral garage

£395,000



## The ALLADALE

4 bedroom detached villa with integral garage

£385,000



Situated in the Victorian Spa Village of Strathpeffer, Strath View, Ardival is a private development of prestigious detached homes with emphasis on quality and luxury.

The second and final phase of this eight home development, offers four stunning homes in two styles. The split level Alladale or the under-garaged Beaufort. With an elevated aspect these homes enjoy panoramic views over the villagetowards Ben Wyvis and the surrounding countryside.

Built by a local company, who specialise in individually designed houses, these energy efficient homes are finished to a very high standard with the use of quality materials and finish throughout.

Each home incorporates many traditional features, Scandinavian high performance windows and external doors along with automatic garage doors and finished with timber fenced gardens and tarred driveways.



Ref: 22955

To view please contact 0771 306 2419

# The ALLADALE



ground floor plan.



first floor plan.



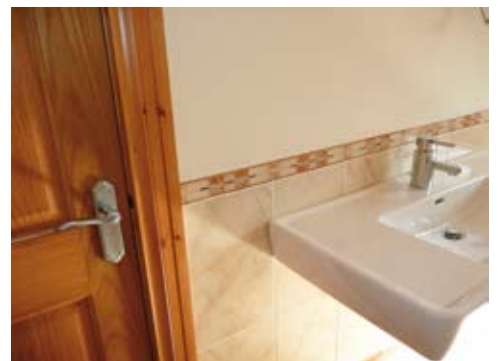
## Ground floor:

vestibule	2.10 x 1.85 m
lounge	5.90 x 4.00 m
w/c	2.90 x 1.10 m
kitchen/dining	8.00 x 4.85 m
bedroom 4	4.85 x 3.50 m
ensuite	2.80 x 1.60 m
garage	6.60 x 6.50 m
utility	3.00 x 2.70 m
w/c	2.10 x 1.60 m
store	1.55 x 1.25 m

## First floor:

bedroom 1	5.90 x 3.90 m
ensuite	2.30 x 2.10 m
bathroom	3.30 x 2.95 m
bedroom 2	4.50 x 3.40 m
ensuite	2.70 x 1.50 m
study	2.70 x 2.50 m
bedroom 3	5.80 x 3.90 m

# The BEAUFORT



## Ground floor:

vestibule	3.15 x 1.20 m
hall	6.75 x 2.10 m
lounge	6.00 x 4.75 m
dining room	4.75 x 3.60 m
kitchen	4.90 x 3.30 m
family room	4.90 x 3.60 m
utility	3.10 x 2.10 m
w/c	2.10 x 1.70 m
bedroom 4	3.80 x 3.60 m
ensuite	2.90 x 2.10 m

## First floor:

bedroom 1	4.50 x 4.50 m
ensuite	2.75 x 2.40 m
wardrobe	2.20 x 2.10 m
bedroom 2	4.00 x 3.60 m
ensuite	2.40 x 1.90 m
store/office	2.75 x 2.40 m
bathroom	3.80 x 2.40 m
bedroom 3	4.90 x 3.80 m

## Strath View, Ardival, Strathpeffer, Phase II



The village of Strathpeffer is a very beautiful and unique Highland village with all the usual amenities including the recently renovated Spa Pavilion, cafes, shops, hotels and golf course. There are woodland and country walks in abundance, yet it is only 10 mins drive from the town of Dingwall and 25 mins from the city of Inverness. Both the Pavilion and the Community Centre host a variety of events on a regular basis. Why not 'Google' Strathpeffer to find out more.

### **DIRECTIONS:**

Travelling on the A834, Dingwall to Strathpeffer road as you enter the village take the second turning on the left. This takes you on to the Ardival Road. Continue until you reach the development which is on the right hand side.



### **NOTES:**

1. While these particulars are believed to be correct, they cannot be guaranteed and prospective purchasers are asked to satisfy themselves with regard thereto. Measurements are approximate and are given for general guidance only.
2. Interested Parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.

**MACNEILL &  
CRITCHLEY**

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