



Eskdale House, Beechwood, Strathpeffer, Ross-shire

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Eskdale House Beechwood, Strathpeffer Ross-shire IV14 9AB

A nicely positioned detached home located on the edge of the charming Victorian Spa Village of Strathpeffer.

Strathpeffer 1.4 miles, Dingwall 3.9 miles, Inverness 17.8 miles, Inverness Airport 25 miles (mileages are approximate)

Porch | Entrance hall | Drawing room | Family room | Dining room | Conservatory | Kitchen/ breakfast room | Utility room | WC | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | Garden | Garage
EPC Rating: D

The property

Eskdale House is an attractive family home providing almost 2,900 sq. ft. of light-filled flexible accommodation arranged in an L-shaped configuration over two floors. Designed to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming entrance hall. It includes a large drawing room with bay window, woodburning stove and double doors to a sizeable conservatory with French doors to the terrace. The dining room can be accessed via the entrance hall or drawing room. There is also a family room with fireplace and French doors to the terrace. The kitchen/ breakfast room has a range of wall and base units and space for a table and chairs. The utility room is off the kitchen/ breakfast room which has storage, space for white goods and a door leading outside. There is also a WC completing the ground floor.

On the first floor a spacious vaulted landing opens to the principal bedroom with built-in storage and en suite shower room. There are three further bedrooms, all with built-in storage, and a family bathroom.

Outside

The property is approached through a gated driveway which leads to the integral garage and there is ample parking for several vehicles. The generous landscaped gardens surrounding the property are laid mainly to level lawn and to the rear features a spacious paved terrace, ideal for entertaining and al fresco dining.

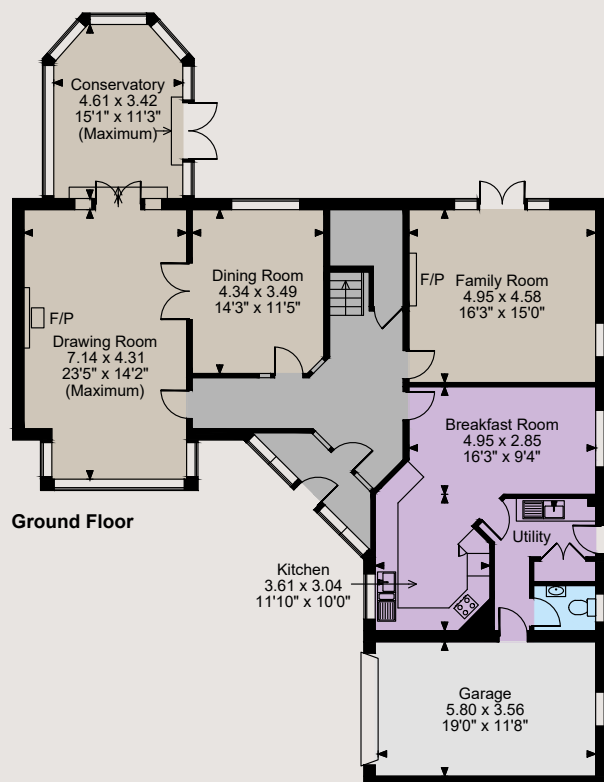
Situation

Ideally located for exploring the Highland region including the nearby Rogie Falls, the popular Victorian village and spa town of Strathpeffer offers a good range of day-to-day amenities including a church, shops, hotels, restaurants, primary schooling, community centre, park and a golf course. The nearby A9 links to the Northern Highlands and to Inverness, Dingwall station offers regular services to Inverness with onward links to major regional centres. Inverness Airport offers a good selection of domestic and international flights.





Floorplans
Main House internal area 2,898 sq ft (269 sq m)
Garage internal area 224 sq ft (21 sq m)
Total internal area 3,122 sq ft (290 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

What3Words - ///exams.went.waltzed

From Inverness follow the A9 to Dingwall following the signs for Strathpeffer. Take the A834 to Strathpeffer and after approximately 3 miles you will enter the twinned hamlets of Fodderty and Blairninich. At the sign for Beechwood turn right and follow the single track road along taking the turn off to the left. You will see the property located on the right hand side.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity and water. Private drainage via septic tank (SEPA registered). Oil-fired central heating.

Council Tax: Band

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers over £400,000

Inverness

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