



BURNHILL

STRATHPEFFER, EASTER ROSS



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A handsome late Victorian house in a conservation village.

Inverness 19 miles ■ Airport 26 miles.

- Three Reception Rooms. Five Bedrooms.
- Well laid out accommodation retaining many original features.
- Garage with workshop.
- Established grounds with burn.
- Within walking distance of the village centre.

About 0.21 hectares (0.53 acres) in all.

Offers over £400,000

Galbraith

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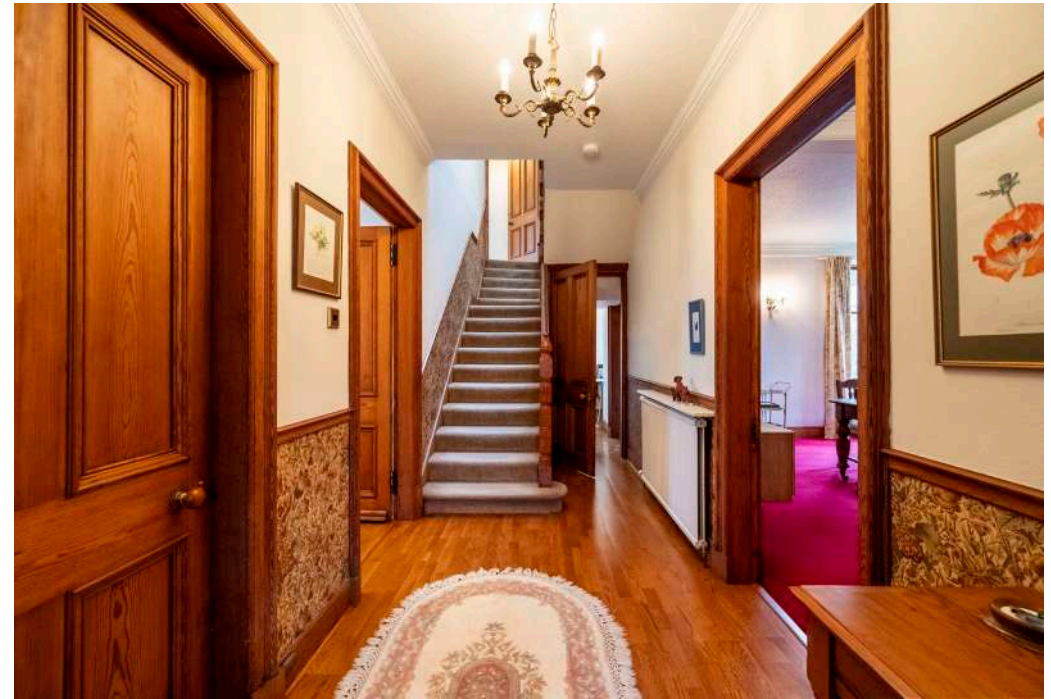


SITUATION

Burnhill is a handsome late Victorian house in the conservation, former spa village of Strathpeffer in Ross-shire. The property lies in a peaceful setting on an elevated site on the edge of the village with beautiful easterly views up the wooded strath.

Strathpeffer expanded with the arrival of the railway in Victorian times when visitors came to take the famous spa waters. Today the village is popular for its handsome architecture, active community and as a base from which to enjoy the area with its easy access to Inverness and the west and east coasts. There is a small supermarket, highly regarded primary school, restaurant, hotels and a modern doctors' surgery. The market town of Dingwall is just a ten minute drive away and has a wider range of shops and amenities including a modern secondary school, while Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

The surrounding countryside is varied and unspoilt from the Cromarty Firth coastline to the majesty of Ben Wyvis. There are several waymarked walks and cycle trails directly from the village including the Peffray Way which is just a short distance from the house.



DESCRIPTION

The property has been in the same family since 1980 and indeed, during its lifetime has had only four different owners. Although now in need of some modernisation, the house has been improved over the years and regularly maintained to create a comfortable and manageable family house. Typical in a house of this period, the accommodation includes well proportioned rooms, intricate corninging and beautiful woodwork.

The accommodation is over three floors and within this the option exists to create separate accommodation both in the rear wing bedroom suite, and in the basement.

ACCOMMODATION

Ground Floor – Entrance Vestibule. Entrance Hall. Sitting Room. Dining Room. Family Room. Dining Kitchen.

First Floor – Master Bedroom with Dressing Room and Shower Room. Four further Bedrooms. Bathroom.

Basement – Bedsitting Room. Utility room. Shower Room. Walk-in Linen Cupboard.

GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a driveway leading to a parking area at the rear of the house. From here, a path leads around the house to the front door.

The grounds at Burnhill extend to approximately half an acre. The delightful, established gardens are laid to lawn, fringed and interspersed with colourful mixed borders, mature trees and shrubs. The sheltered rear garden has a sitting and BBQ area. The wooded burn with waterfall that runs through the grounds is owned and maintained by Highland Council.

OUTBUILDINGS

Sited at the entrance to the drive is a single garage with workshop area.

Integral to the house but accessed externally is a boiler room with store and drying area.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired boiler and oil fired Rayburn	F	Available*	Available*	F	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location – What3Words - \\\ <https://w3w.co/runners.cutback.albatross>

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.



SERVITUDE RIGHT OF ACCESS

There is a servitude right of access in favour of Highland Council for maintenance of the burn and culvert and the supporting wall on the south-western boundary of the site.

NOTES

The boundary on the ground in the south-western corner doesn't reflect the actual boundary as shown on the site plan.

VIEWING

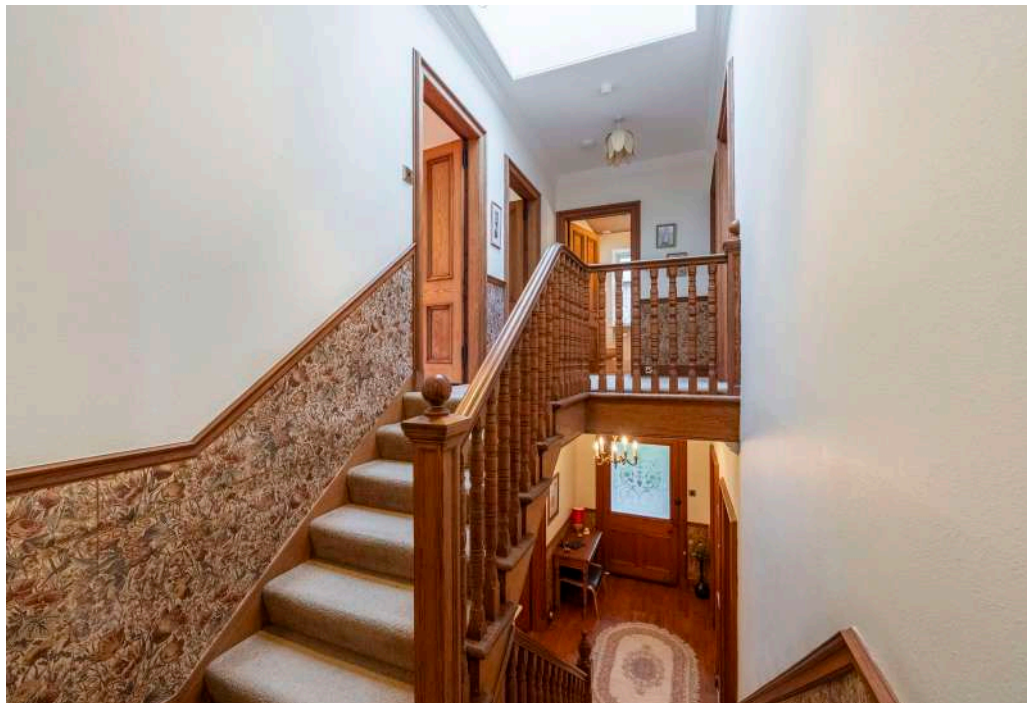
Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV14 9DH

SOLICITORS

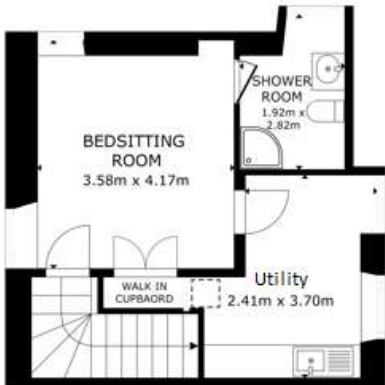
P Black Solicitors
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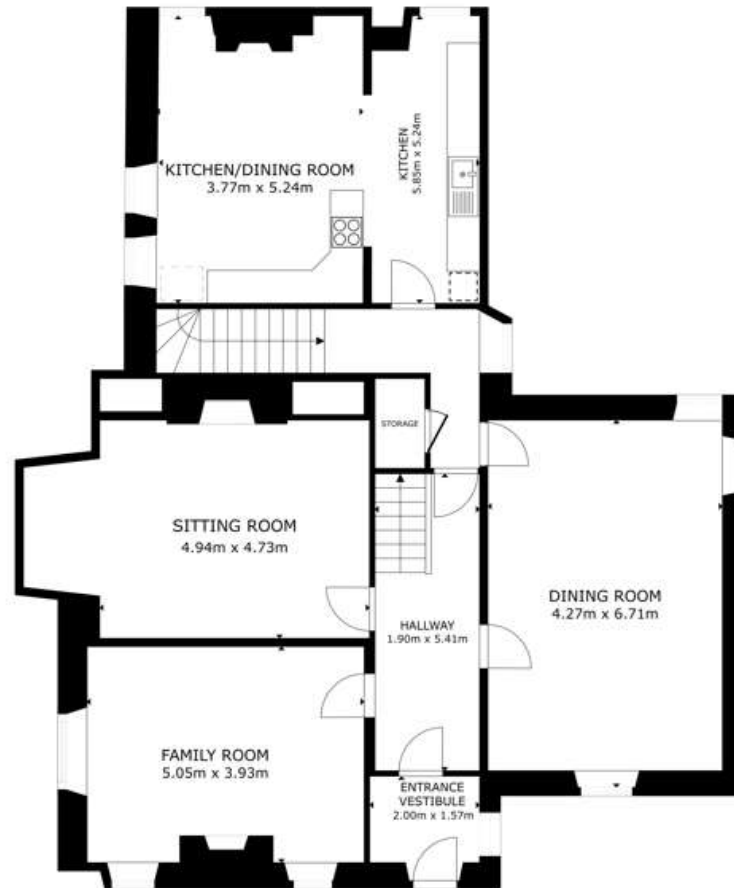




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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 FLOOR 1 36.4 m² FLOOR 2 135.1 m² FLOOR 3 128.2 m²
 TOTAL : 299.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

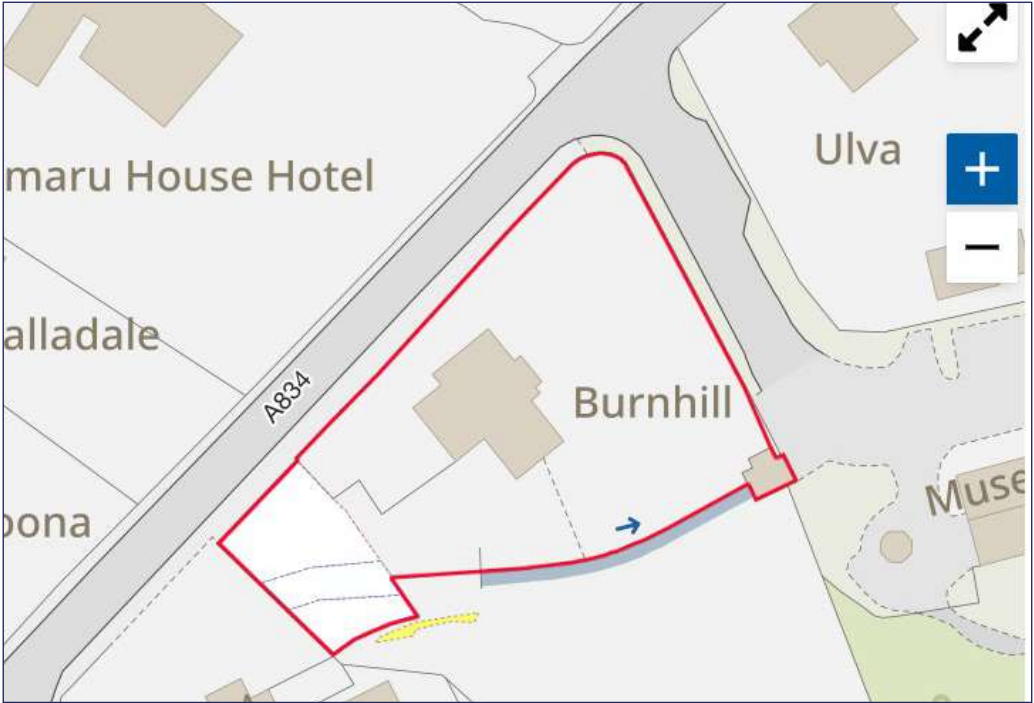
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2024.





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