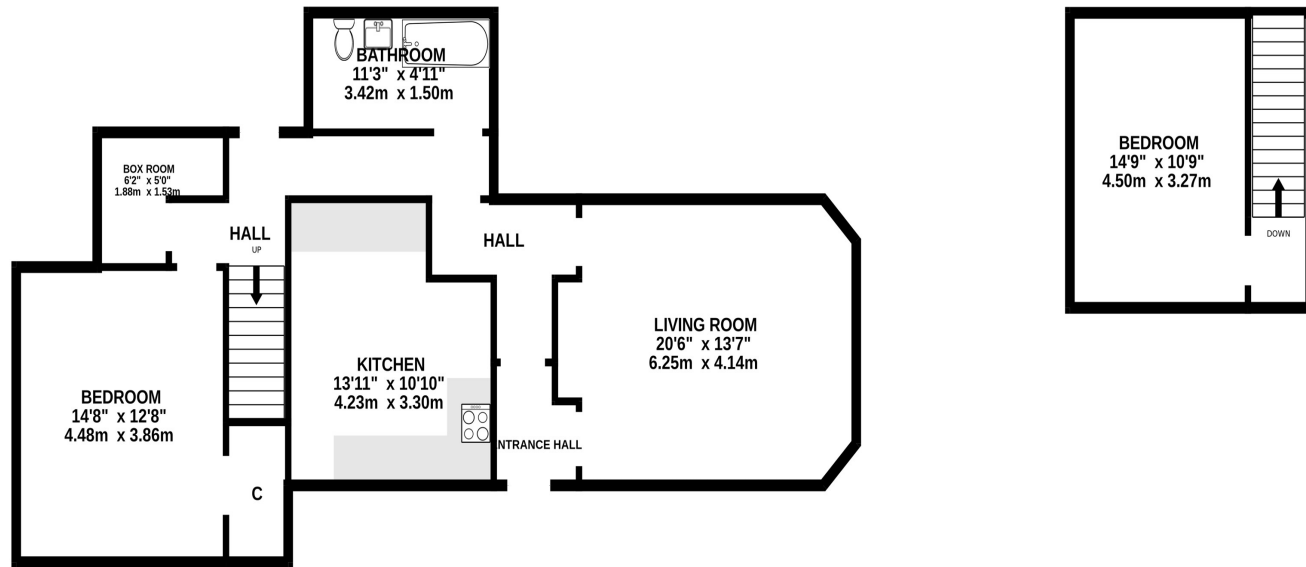


GROUND FLOOR  
 934 sq.ft. (86.8 sq.m.) approx.

1ST FLOOR  
 219 sq.ft. (20.3 sq.m.) approx.



#### Services

Mains water, electricity, and drainage.

#### Extras

All carpets fitted floor coverings and blinds.

#### Heating

Electric heating.

#### Glazing

Mixed glazing.

#### Council Tax Band

C

#### Viewing

Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

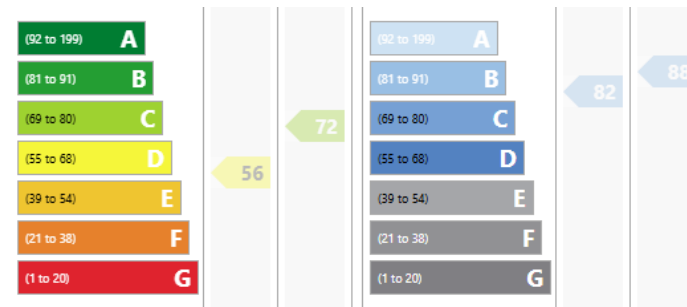
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £195,000

A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



## Flat 1, Salisbury House Strathpeffer IV14 9AT

A two bedroomed, ground floor maisonette flat located in the village of Strathpeffer, that has electric heating and off-street parking.

**OFFERS OVER £193,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

### Property Overview



Maisonette  
 Flat



2 Bedrooms



1 Reception



1 Bathroom



Electric



Communal  
 Garden



Off-Street  
 Parking





Lounge



Kitchen/Diner

**Property Description**

1 Salisbury House presents a fantastic opportunity to purchase a charming two-bedroom maisonette, located in the picturesque village of Strathpeffer. Positioned within walking distance of a range of excellent local amenities, this well-presented property is ideal for first-time buyers, those looking to downsize, or investors seeking a holiday let or long-term rental opportunity. The property benefits from electric heating, residents' parking, and its own private entrance. Early viewing is highly recommended to fully appreciate the space and potential on offer. Inside, the accommodation is neutrally decorated and features mixed glazing throughout. The bright and airy lounge enjoys high ceilings and triple-aspect windows, along with a wood-burning stove set on a slate hearth, creating a cosy yet spacious environment. To the rear, the kitchen/diner offers ample space for a dining table and is fitted with wall and base units, worktops, splashback tiling, a stainless-steel sink with drainer and mixer tap, and a handy pantry. Integrated appliances include an electric oven and hob with extractor fan, and there is plumbing for a washing machine. The bathroom comprises a WC, wash hand basin, and a bathtub with an electric shower over. There are two well-proportioned bedrooms, bedroom two is on the ground floor and benefits from a large, fitted wardrobe. While the generously sized bedroom one occupies the first floor exclusively, offering privacy and space. Externally, the property sits within a well-maintained communal area and benefits from off-street residents' parking, with additional visitor spaces available. Strathpeffer is a popular Highland village known for its charm and community atmosphere. Local amenities include a convenience store, gift shop, cafés, coffee shop, and restaurant, along with a Spa Pavilion, doctor's surgery, golf course, and tennis courts. The local primary school is within walking distance. The market town of Dingwall is approximately 5 miles away, offering a broader range of facilities, while Inverness, the Highland capital, is around 20 miles away and provides excellent transport links and further amenities.



Bedroom One



Bedroom Two

- Rooms & Dimensions**
- Entrance Hall
  - Lounge  
Approx 6.43m x 4.11m
  - Kitchen/Diner  
Approx 3.22m x 4.48m
  - Bathroom  
Approx 1.48m x 3.43m
  - Bedroom One  
Approx 4.49m x 3.26m
  - Bedroom Two  
Approx 4.47m x 2.90m



Bathroom

