



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **14 Ord Terrace, Strathpeffer, IV14 9DA**

**Fixed price £110,000**

Spacious 3 bedroom end terraced two storey home in need of complete restoration situated in a cul-de-sac with stunning views from the front over the open countryside in the Victorian Spa Village of Strathpeffer.

This is a fabulous opportunity for someone looking for a project and to restore this property into a superb family home. The ceiling in the lounge has already been replaced as there were burst pipes. The garden ground is overgrown and there are two trees at the front that will require to be cut down.



The accommodation comprises hallway, lounge/dining room, kitchen/dining area, three bedrooms and bathroom.

There are beautiful walks around Strathpeffer Community Park which is opposite the property, an idyllic location for a family.

Strathpeffer offers local amenities such as a grocer shop with Post Office, chemist, hotels, restaurants, 18 hole golf course and Primary School. Secondary schooling is available at Dingwall Academy.

The market town of Dingwall is approximately 5.5 miles from the village and has a wider range of shops and services to include a Leisure Centre with swimming pool, indoor sports hall and gym.

The City of Inverness is approximately 21 miles from the village and offers an extensive range of retail, business and leisure facilities. Inverness Airport is approximately 9 miles from the city and offers daily national and European flights.

Viewing highly recommended.

#### **Hallway**

6'4" x 7'10" (1.95m x 2.39m)

Entrance door with side panel opening into the hallway. Doors to lounge and kitchen. Staircase to first floor.

#### **Lounge/dining room**

20'5" x 10'11" (6.23m x 3.33m)

Double aspect to front and rear. Hatch to kitchen. Wall vent.

#### **Kitchen/dining area**

8'5" x 14'6" (2.58m x 4.44m)

Window and door to rear. Stainless steel sink with left hand drainer. Base unit and worktop. Walk-in pantry, with cupboards, housing electrics. Storage cupboard with shelves and recessed storage space.

#### **First floor landing**

8'5" x 6'0" (2.58m x 1.83m)

Window to side. Doors to three bedrooms and bathroom. Hatch to roof space.

#### **Bedroom 1**

8'7" x 13'6" (2.62m x 4.12m)

Window to rear. Double fitted wardrobe housing the water tank.

#### **Bedroom 2**

11'5" x 10'3" (3.50m x 3.13m)

Window to front.

#### **Bedroom 3**

8'6" x 8'3" (2.58m x 2.53m)

Window to front. Built-in storage cupboard with shelves.

#### **Bathroom**

6'5" x 5'5" (1.97m x 1.66m)

Window to rear. White WC, wash hand basin and bath with Mira Sport electric shower above. Tiling around bath. Wall mirror. Vinyl flooring.

#### **Outside**

##### **Garden ground**

The garden ground to the front and the enclosed garden to the rear are overgrown.

##### **Heating and glazing**

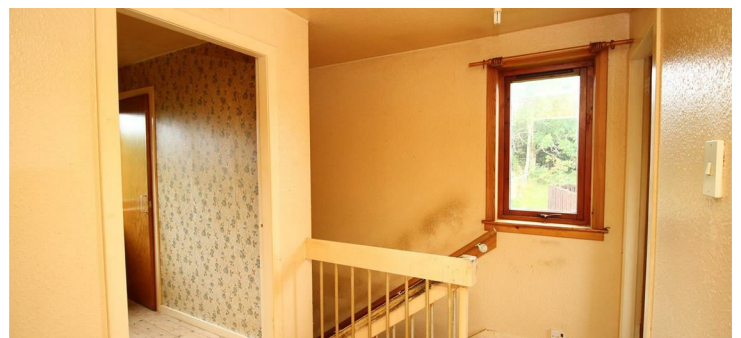
Night storage heaters/panel convectors and double glazing.

##### **Services**

Mains electricity, water and drainage.

##### **EPC Rating E**

##### **Council Tax Band B**

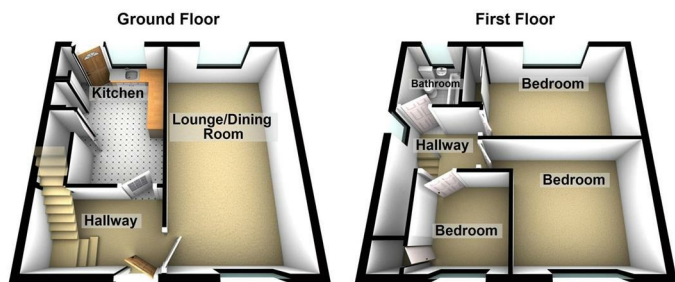








### Energy Efficiency Graph



This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		44	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		29	60
		EU Directive 2002/91/EC	

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