



Ardival, Strathpeffer, IV14 9DS

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- Sitting Room With Wood Burning Stove & Balcony
- Striking Kitchen With Quartz Worktops And Island
- Multi-Fuel Stove In Kitchen Dining Area
- Master En-Suite Bedroom With Two Built-In Wardrobes
- Bathroom With Large Luxury Bath & Separate Shower
- Dedicated Study Or Home Office Space
- Spacious Utility Room With Direct Garage Access
- Extensive Built-In Storage Throughout The Home
- Expansive Driveway With Space For Multiple Vehicles
- Timber Shed And Wood Store Included

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Set within the leafy surrounds of Strathpeffer, 8 Strathview is a striking detached split-level home of scale and quality, designed to offer both luxury and versatility. With multiple reception rooms, balcony, double integral garage and expansive gardens, this is a property that lends itself to family living, entertaining and modern comfort in equal measure.

The entrance hall makes an immediate impression, finished with stunning wooden flooring that flows through the main level. This open space offers room for a dining table, set beside wide windows that draw in natural light, creating a welcoming heart to the home.

Double doors open into the sitting room, an expansive space that really impresses. A striking wood burning stove is set into the feature wall, painted in light grey which stands out from the other white walls. The wood burning stove creates a natural focal point that instantly conveys warmth and atmosphere. The generous size of the room allows for a variety of furniture layouts. At one end sliding glazed doors opens directly onto a raised balcony, where elevated views can be enjoyed, day or night.

Also on this level is one of the home's principal bedrooms, a spacious double finished in a calm neutral palette and fitted with a large wardrobe concealed behind wooden doors. A wide rear facing window admits natural light, while the en-suite adds everyday luxury. Here, cream tiling and white paint creates a clean finish, complemented by a corner shower enclosure lined with wet-wall panelling. The room also includes a modern sink and a toilet.

Just off the dining space, a cloakroom WC adds further convenience for family life and visiting guests. Decorated in soft cream with a neatly karndean tiled floor, it includes a compact wash basin, contemporary fittings and a white towel radiator. This is a practical addition that enhances the flow of this level.

Stairs from the hallway descend to the lower ground floor, straight into the utility room. This is a practical space, fitted with additional counter and cupboards that extend the home's storage. There is space beneath the worktop for laundry appliances.

From here, a door opens directly into the integral double garage. This is not just a place for parking but a vast, versatile area with the proportions to house several vehicles, store outdoor equipment or be arranged as a workshop or hobby space. Light, power and a connection to the main house means it can adapt to whatever a household might need.

Also on this lower level, and leading off the utility is a convenient cloakroom WC. Finished in neutral tones and fitted with a modern sink and toilet, it ensures facilities are never far away no matter where you are in the house.

On the upper ground floor sits one of the property's true highlights: the kitchen and dining area. This is a vast and beautifully designed room, fitted with a luxury Schrieber kitchen that immediately sets the tone. Quartz worktops run across light-coloured cabinets, offering both durability and style, while a striking central island sits at the heart of the room. The island incorporates the sink with a modern extender tap, additional storage and space for casual seating, making it a natural gathering point. A large range oven ensure the space is fully equipped for modern living, while the inclusion of glass fronted cabinets adds elegance as well as function. The room is large enough to comfortably accommodate a full family dining suite, and it is here that sliding doors open directly to the garden, allowing meals to flow naturally outdoors during warmer months. A multi-fuel stove set against one wall provides both warmth and a homely focal point, while large windows and rooflights draw in natural light from every angle. It is a room designed to be used throughout the day, from early breakfasts to evening entertaining and truly serves as the hub of the home.

The attic levels form the main sleeping accommodation, beginning with a broad landing finished in soft grey carpet. From here, the family bathroom sets a luxurious standard. This is a large, light filled room, where a deep built-in bath sits within a tiled surround that cleverly incorporates recessed storage. A separate corner shower cubicle, fitted with a mains shower, adds everyday practicality. The floating basin, modern toilet and a heated towel radiator all combine with cream tiling, tiled flooring and ceiling spotlights to create a calm, contemporary space.

The master bedroom is exceptional in scale and finish. Rich wooden flooring underfoot sets a warm tone, while a dormer window projects out to the front, creating the perfect spot for a reading nook or a place to sit and enjoy the view. Two expansive double wardrobes with mirrored sliding doors offer excellent storage without compromising floor space. The en-suite shower room continues the luxurious feel, with tiled walls, a cubicle with mains shower and a white ladder radiator.

A second en-suite bedroom lies close by, this time finished with a soft grey carpet and a mirror fronted wardrobe. It's a double room with its own en-suite. This private shower room features tiled walls, a mains shower, sink, toilet and towel radiator, blending style and practicality.

Completing this level is a smaller room, ideal as a study, home office or box-room, depending on your needs. It has neutral decoration and a radiator on one wall to make sure it stays warm year round.

From the attic landing, a door opens to a short flight of steps that descends into the lower attic floor. Here lies another spectacular room, an expansive space with angled ceilings, rooflights and triangular windows that flood it with natural light. This vast space is hugely versatile. A built-in wardrobe offers useful storage, while the generous proportions mean the room can be used for a range of purposes, currently set up as a bedroom which also houses a pool table, darts board and television area. It could equally serve as a cinema room, studio, gym or additional lounge.

Outside, the property enjoys a commanding corner plot. To the front, a sweeping driveway offers ample parking alongside the integral garage. The rear garden is sloping and largely lawned, with paved pathways and a timber deck providing outdoor seating. A timber shed and wood store add practicality, while the elevated position enhances the sense of space and outlook.

This is a rare opportunity to secure a substantial, beautifully designed family home in the sought after spa village of Strathpeffer, within commuting distance of Dingwall and Inverness. With its blend of modern interiors, versatile living spaces and superb outdoor grounds, 8 Strathview is a property that truly stands apart. Contact Hamish Homes today to arrange your private viewing.

About Strathpeffer



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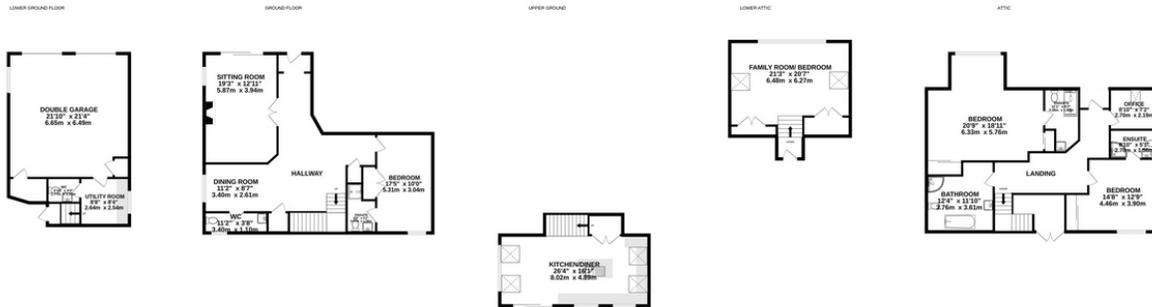
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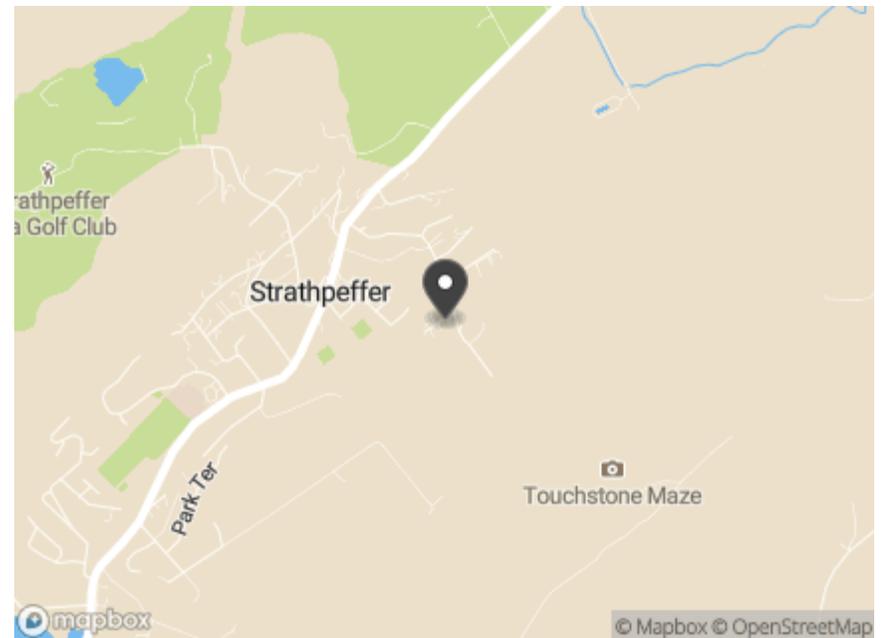
 270 m²



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	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			
		73	79
England, Scotland & Wales			
		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		70	74
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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