



Kinellan Drive, Strathpeffer, IV14 9BZ

Offers Over £195,000

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Hamish
PROPERTY PROFESSIONALS



- Bright Open Plan Lounge And Kitchen Layout
- Kitchen With Integrated Appliances Installed
- Ground Floor Bedroom With Built In Wardrob
- Two Additional First Floor Bedrooms
- Oak and Birch flooring Throughout
- Crisp Modern Bathroom
- Oil Fired Combi Boiler For Heating & Hot Water
- External Utility Store
- Attractive Gardens With Mature Plants & Trees
- Timber Shed For Handy Outdoor Storage

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We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Set within the historic Highland spa village of Strathpeffer, 2 Kinellan Drive is a semi detached home offering bright interiors and delightful mature gardens. With three bedrooms, a contemporary bathroom and a useful external utility store this property is perfect for those looking for a charming village home just 20 minutes from Inverness.

The entrance hallway is fresh and welcoming, with crisp white walls, white painted trimmings and lovely solid oak flooring that continues through much of the ground floor. From here, the home opens into a large open plan lounge and kitchen. A wide front window fills the space with natural light, while a sleek black granite fireplace houses a modern electric fire styled to resemble a wood burning stove. This adds a focal point without dominating the room. There is ample space for sofas and furniture, creating a bright and inviting living area.

The kitchen flows seamlessly from the lounge, designed with glossy white cabinets, long slim chrome handles and contrasting black worktops. A run of colourful tiled splashbacks adds character to the otherwise neutral palette. Integrated appliances include an oven, electric hob and extractor overhead, with a white composite sink set beneath the window. Space remains for a dining table and chairs while glazed doors open directly to the garden, making this a perfect spot for family meals or entertaining.

On the ground floor you'll find a generous bedroom, currently used as a home office and hobby room. Finished with light blue walls and wooden flooring, it features multiple windows and a large built-in wardrobe with sliding doors, making it a flexible space adaptable to the needs of the household.

The bathroom is also found on this floor and it's a stylish and modern room, fitted with a full white suite including a bath, toilet and basin. A rainfall shower is installed over the bath, supplied directly from the hot water system. White walls are accented by a slim strip of pale blue tiles, while a tall chrome ladder radiator and frosted window complete the room.

Upstairs, two further bedrooms are found. One is set beneath attic-style sloping ceilings and finished in neutral cream tones with solid birch flooring, offering a cosy yet spacious feel. The second bedroom benefits from a dormer window, built-in wardrobe with sliding doors and light painted walls, making it an attractive and practical double room.

Practicality is enhanced by an external utility store with its own entrance, complete with stainless steel sink, cabinets and space for laundry appliances.

The gardens surrounding the property are a real highlight, planted with mature shrubs, tall trees and lawns that creates a setting full of nature. The rear garden offers an enclosed, private space for play, relaxation or outdoor dining, while a timber shed provides useful additional storage.

2 Kinellan Drive is an excellent opportunity to secure a bright and adaptable home in a welcoming village setting, surrounded by natural beauty yet within easy reach of Inverness. This property is ready to be enjoyed and personalised by its next owners. Early viewing is highly recommended to appreciate the lifestyle on offer here so contact Hamish Homes with delay.

About Strathpeffer

Strathpeffer is a charming Victorian spa village nestled in a beautiful valley surrounded by rolling hills. Known for its historic spa buildings and unique character, the village offers a peaceful, scenic lifestyle with a strong sense of community. Its picturesque setting is perfect for those who enjoy outdoor activities, with plenty of walking and cycling routes nearby.



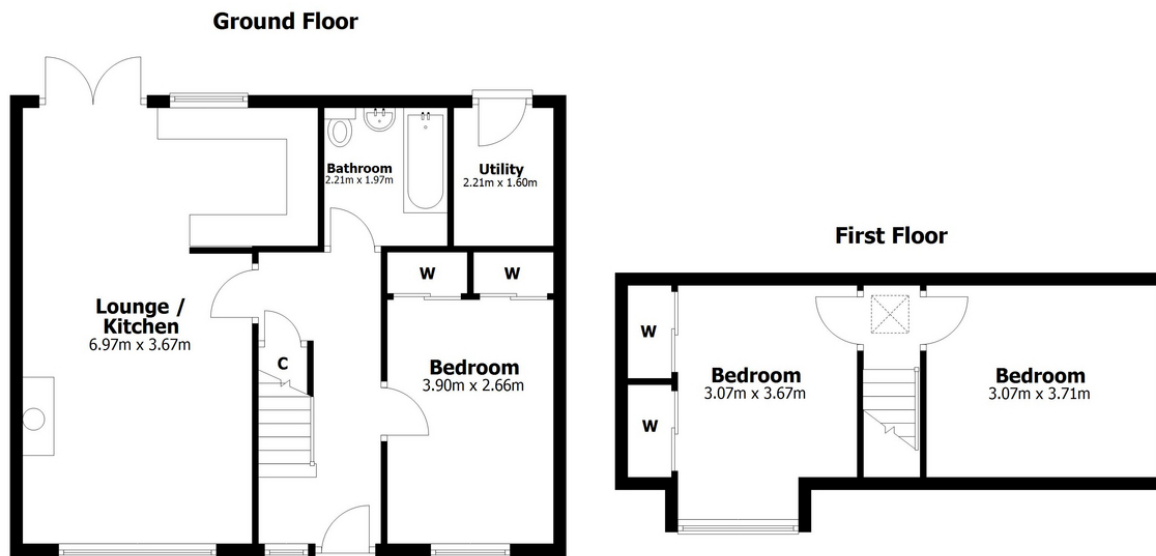


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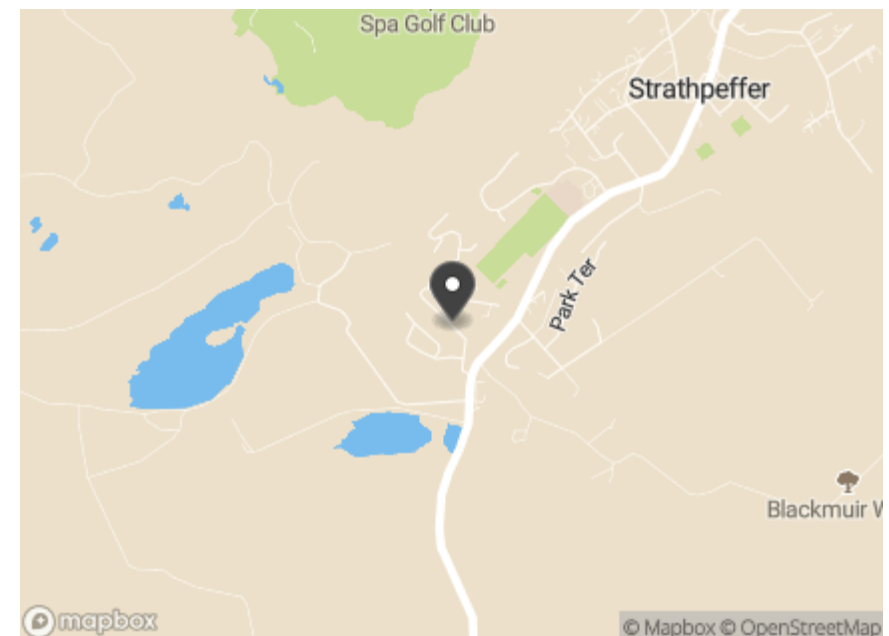




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fittings and their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced using PlanUp.

2 Kinellan Drive, Strathpeffer

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	52	62	(39-54) E	48	55
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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