

Galbraith

NEW YORK VILLA
STRATHPEFFER.





NEW YORK VILLA, STRATHPEFFER.

A handsome, detached villa with annexe in the Victorian spa village of Strathpeffer.

Dingwall 5 miles. ■ Inverness 21 miles.

- Two Reception Rooms. Five Bedrooms.
- Including one bedroom annexe.
- Sympathetically upgraded, well-proportioned accommodation.
- Mature garden grounds.
- Within walking distance of the local amenities.

About 0.15 hectares (0.37 acres) in all.

Offers Over £455,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

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, sense of community and as a base from which to enjoy the area with its easy access to Inverness and the west and east coasts.

The village has 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 an excellent secondary school while Inverness, about 20 miles away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

New York Villa was built by stonemason Donald Mackenzie who was born in nearby Mulbuie in 1854 and who travelled in the US and New York. Upon his return in the late 1800's he built New York Villa as his family home. Slater's Directory of 1911 notes that Donald Mackenzie had apartments to let, suggesting that New York Villa may have been run as a guest house. The property remained in the same family, and at one point was split into two separate dwellings until being purchased by the current owner in 2006 who undertook extensive yet sympathetic renovations converting it back to one dwelling with a useful annexe. The property retains some original features including internal joinery, sash and case windows, floor tiling, stained glass detailing and successfully marries the traditional with the wants of modern living such as en-suite facilities, a home office and a generous open plan living area with underfloor heating and bifold, double glazed doors to the garden.





ACCOMMODATION

Ground Floor - Entrance Vestibule. Hallway. Sitting Room. Office and Boiler Room. Dining Room. Bedroom with Jack and Jill en-suite Wet Room. Open plan Dining Kitchen/Family Room. Utility Room.

First Floor - Landing (with door to annexe). Bedroom with en-suite Shower Room. Two Further Bedrooms. Family Bathroom.

Annexe - Vestibule. Hall. Bedroom with en-suite Shower Room. Open Plan Kitchen/Sitting Room.

GARDEN GROUNDS

The property is approached to the rear by a public road to a gravelled area providing off street parking. There is gated access to a block paved drive leading to a further gravelled area where a greenhouse and log store are sited. The gently sloped gardens that surround the property are mainly laid to grass, interspersed with mature trees and shrubs and having colourful stocked flower beds. A tiled, sheltered seating area can be accessed directly from the open plan living area of the property or via the ground floor bedroom and is overlooked by a patio area located to the rear from which external access to the annexe can be gained. In addition there is an enclosed chicken run.



OUTBUILDINGS

Open faced store.

7.1m x 2.4m

Located beneath the rear patio. With power and lighting.

There is a greenhouse, a timber shed and a log store within the grounds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating | Council Tax | Broadband | EPC | Tenure |
|-------|----------|---------|-------------|-----------|--------|----------|
| Mains | Mains | Oil | Band G | Available | Band E | Freehold |

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/brink.regrowth.quietest>

NOTES

As of November 2023 New York Villa lies within a conservation area.

MOVEABLES

All carpets and fitted floor coverings are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, 17 Old Edinburgh Road, Inverness IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV14 9BW

SOLICITORS

P Black Solicitors, Dingwall Office

PO Box 1

Park Street

Dingwall

Highland

IV15 9JJ

2017 ANTI MONEY LAUNDERING REGULATIONS

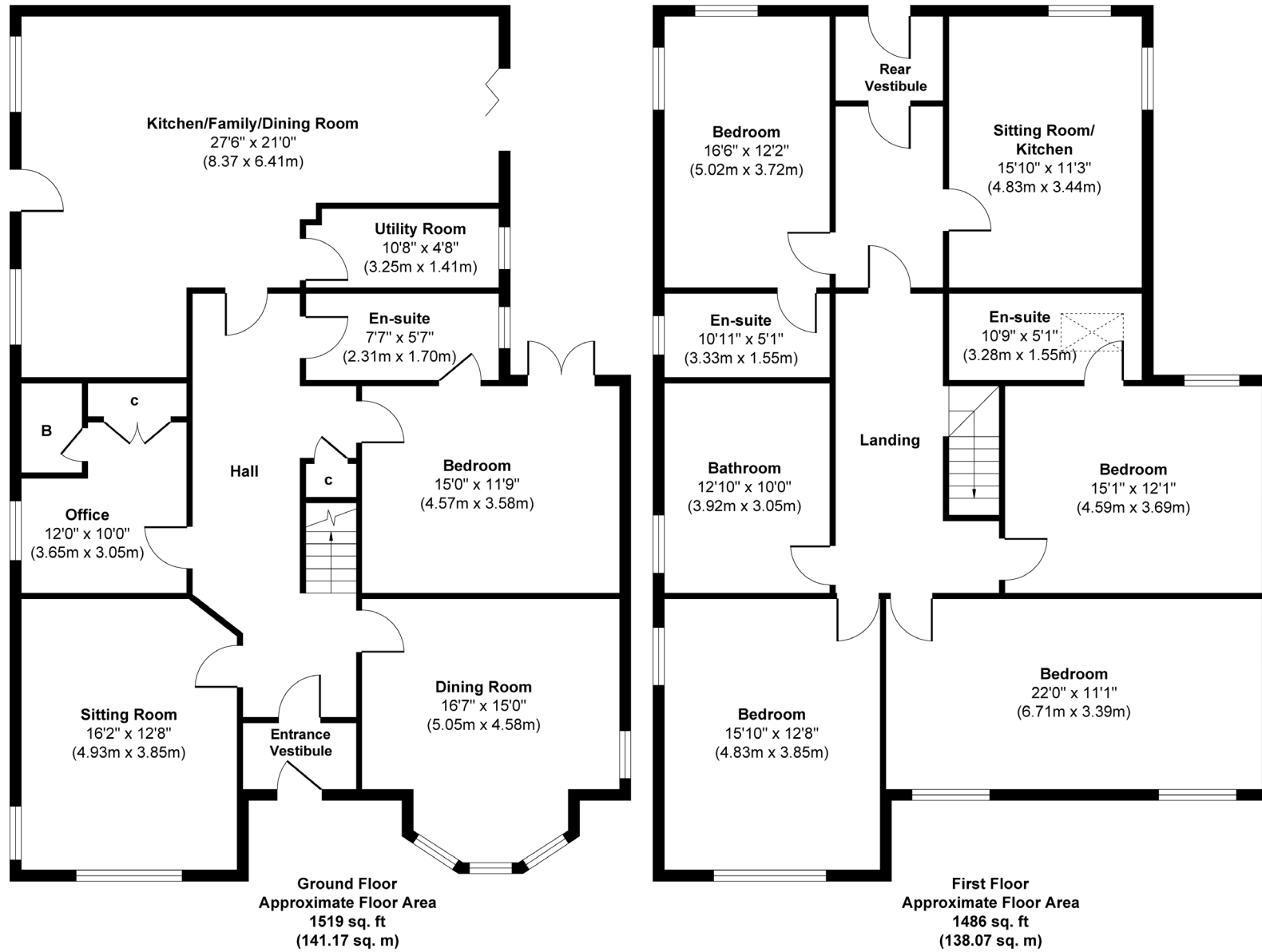
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.



New York Villa, Strathpeffer, Highland, IV14 9BW



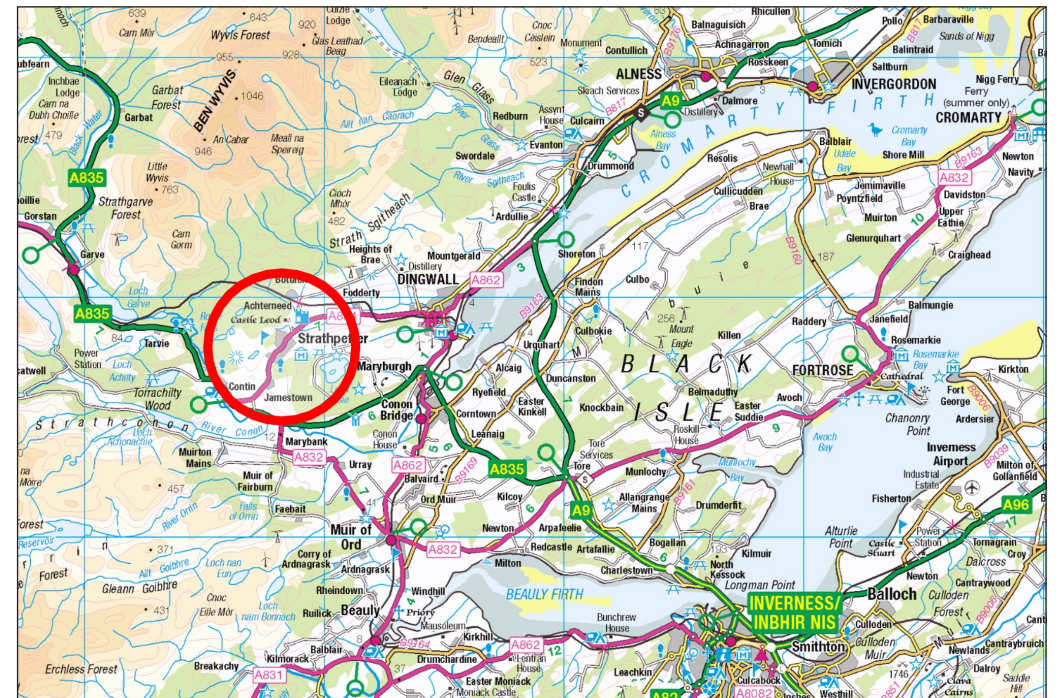
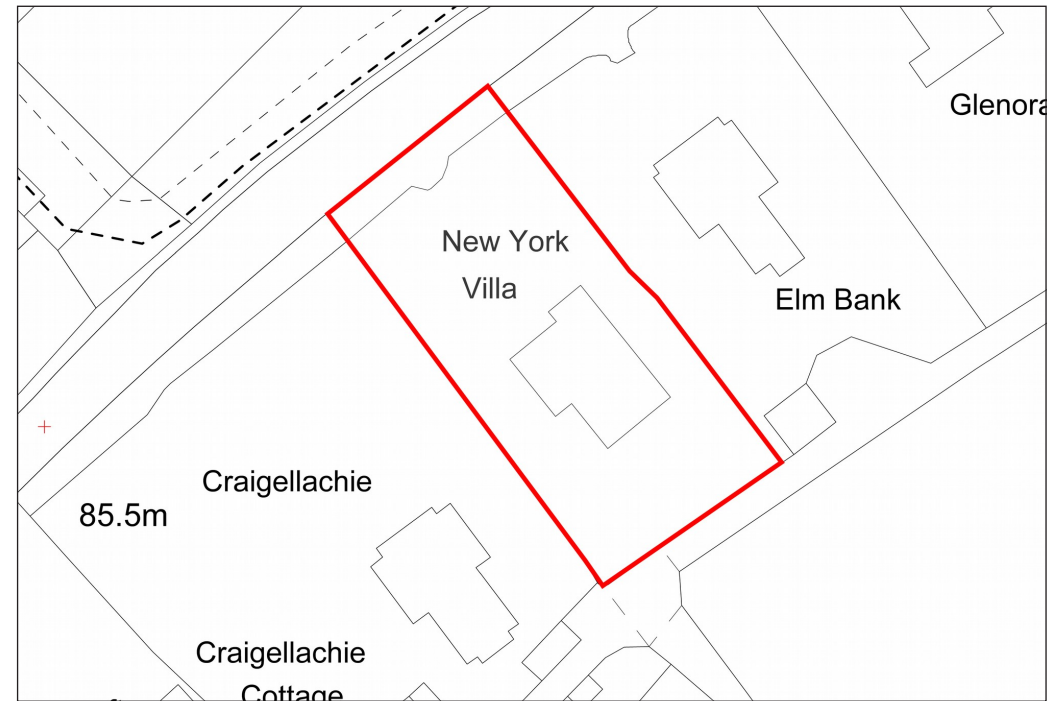
Approx. Gross Internal Floor Area 3005 sq. ft / 279.24 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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 sales 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, together with proof of funding and identification. 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. Photographs taken in July 2023.





Galbraith


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