



MEAD LEYS

SMIDDY WOOD, STRATHPEFFER

Galbraith



MEAD LEYS, SMIDDY WOOD, STRATHPEFFER.

A detached bungalow in a peaceful, semi-rural location close to the spa town of Strathpeffer.

Strathpeffer 1 mile. ■ Dingwall 4 miles.

- Two/Three Reception Rooms. Three/Four Bedrooms.
- Well-proportioned accommodation requiring a degree of modernisation.
- Enclosed garden with woodland views.
- Detached double garage.
- Within commuting distance of Dingwall and Inverness.

About 0.12 hectares (0.3 acres) in all.

Offers Over £325,000

Galbraith

Inverness
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 OnTheMarket





SITUATION

Mead Leys is situated at Smiddy Woods in the scattered hamlet of Blairinach near the popular spa town of Strathpeffer. 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 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

Mead Leys, a detached bungalow, has been owned by the same family since new. Although now requiring a degree of modernisation the property offers well-proportioned accommodation spread over a single level, with ramped access to the front door which has been designed, however, to be easily removable without detriment to the facade if not required. A light filled double aspect sitting room has a living flame LPG fire with surround, and as well as the open plan dining kitchen, has patio doors extending the sense of space into the garden and giving access to a paved seating area. The property was extended with the addition of a double glazed conservatory found off the snug/fourth bedroom which enjoys views over the garden into the neighbouring mature Sots Pine woodland.





ACCOMMODATION

Ground Floor – Entrance Vestibule. WC. Hallway. Sitting Room. Open plan Dining Kitchen. Utility Room. Principal Bedroom with en-suite Bathroom. Family Bathroom. Two further Bedrooms. Fourth Bedroom/Snug with Conservatory off.

GARDEN GROUNDS

Mead Leys is approached from the public road, a tarmac track over which there is right of access to a gated entrance, a gravel driveway and parking area to the front and side of the property. The garden which extends to about 0.3 acres is bounded by harled walling, mainly laid to grass fringed with colourful mixed plantings and trees. A paved, sheltered seating area can be accessed via patio doors from the sitting room and the open plan dining kitchen. Beyond the garden is an area of mature Scots Pine woodland belonging to the Cromartie Estate.

OUTBUILDINGS

Double Garage

5.97m x 5.89m

Block built under a tiled roof, with two up and over doors, power and lighting.

There is a timber shed within the garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil	Band F	Available*	Available*	Band E	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/revealing.figure.foot>

MOVEABLES

Sold as seen.

VIEWING

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

POST CODE

IV14 9AB

SOLICITORS

Middleton Ross
Mansefield House
7 High Street
Dingwall
IV15 9HJ





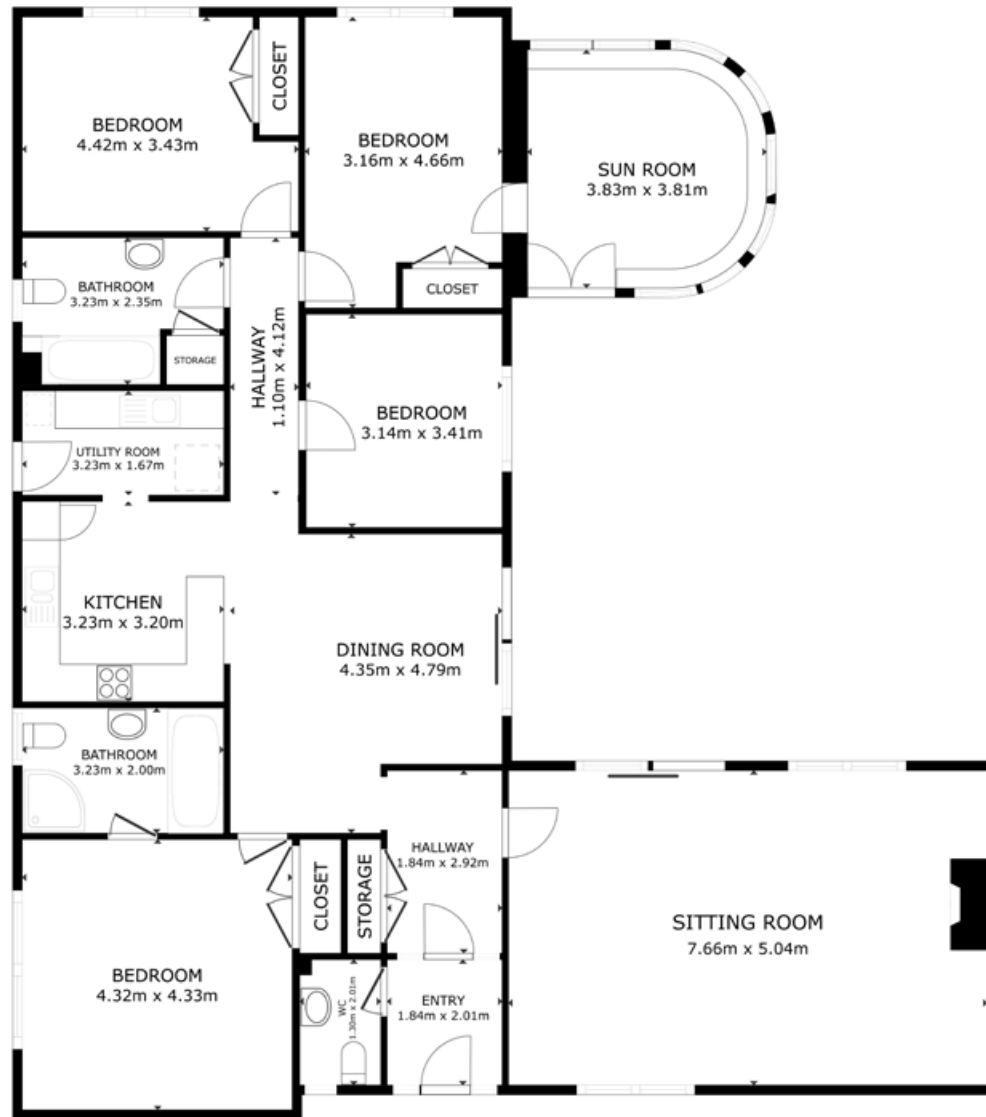
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

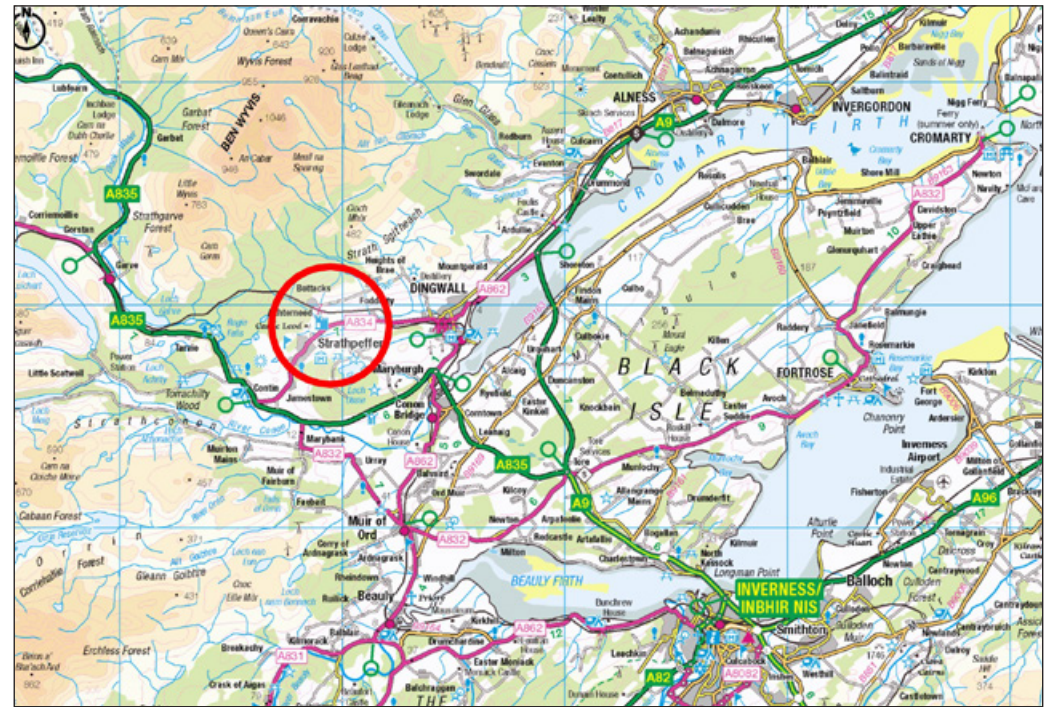
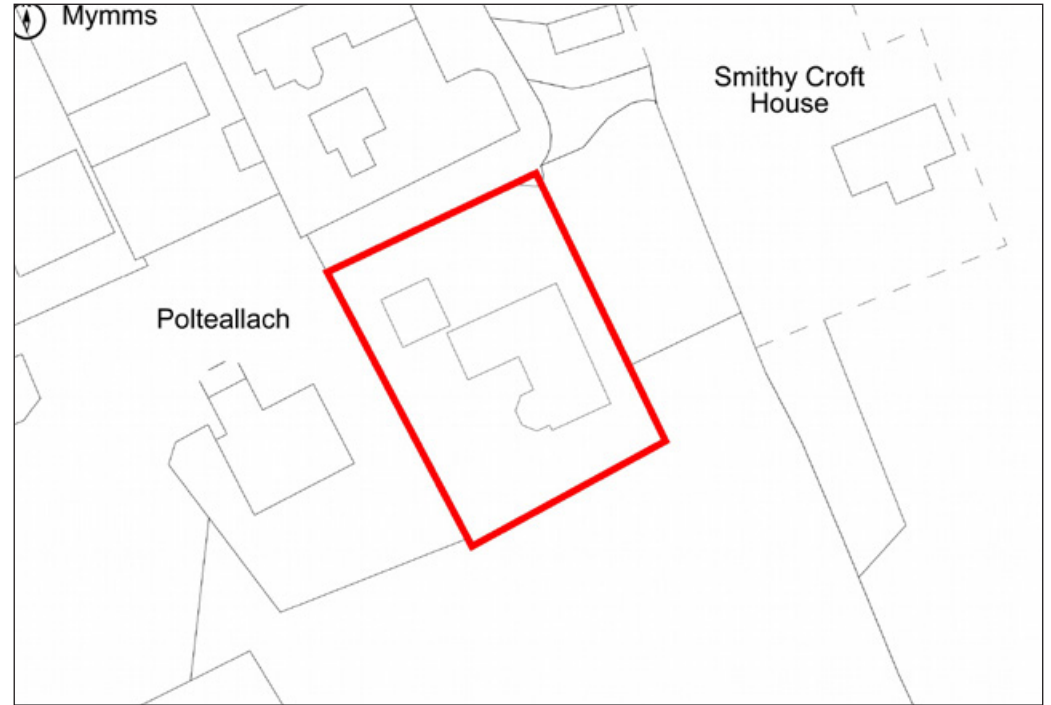
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 sale 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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024.



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GROSS INTERNAL AREA
 FLOOR PLAN 187.2 sq.m.
 TOTAL : 187.2 sq.m.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Galbraith