



**McEwan Fraser Legal**

Solicitors & Estate Agents

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## South Wing, Elswick House

STRATHPEFFER, HIGHLAND, IV14 9BT

# STRATHPEFFER

HIGHLAND  
IV14 9BT

This delightful property is located in the Victorian Spa village of Strathpeffer which is situated 5 miles west of Dingwall and also within easy commuting distance of Inverness (20 miles), the capital city of the Highlands. Strathpeffer was originally famous for its healing waters and it was a favoured destination for visitors arriving from all over to enjoy the restorative properties of the area. The magnificent Spa Pavilion has been restored in recent years and is now a multi-purpose venue for a variety of events and concerts. The village offers woodland walks, a convenience store, chemist, Post Office, hairdresser and several established hotels. It also boasts an excellent 18-hole golf course, craft shops and popular eateries. There is a primary school in the village with older

children attending the modern Dingwall Academy nearby. Acknowledged to be one of the fastest growing cities in Europe, nearby Inverness provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is also well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands offer unrivalled outdoor pursuit pursuits with easy access to the winter and summer sports playgrounds of The Cairngorms National Park. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, is also accessible with the area boasting some of the most beautiful beaches and mountains in Scotland.



A MISTY STRATHPEFFER GOLF COURSE // BEN WYVIS FIRST TASTE OF WINTER // DINGWALL AND CROMARTY FIRTH



EXQUISITE LUXURY TWO-BEDROOM PERIOD APARTMENT  
IN THE BEAUTIFUL HIGHLAND SPA TOWN OF STRATHPEFFER

# SOUTH WING

## ELSICK HOUSE

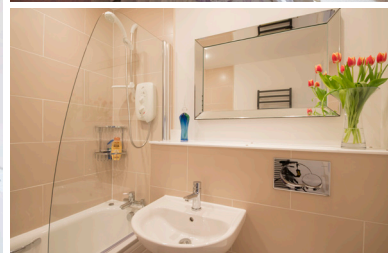
McEwan Fraser Legal are delighted to offer a very rare opportunity to purchase this impressive pre-Victorian luxury apartment conversion. The South Wing forms part of Elswick House, which was built in the early 19th century by Dr Thomas Morison and named after his family estate at Elswick, Aberdeenshire. This spacious period property is attractively situated in a superb position on the outskirts of Strathpeffer. The building has been sympathetically developed and combines a contemporary executive style living environment with period charm and an abundance of original features including raised skirting, intricate cornicing, high ceilings and a large open fire place.

Entrance is via a broad and impressive hallway leading to a roomy modern dining kitchen which comes with a range of modern wall and base

storage units and integrated appliances including electric stainless steel oven & hob. The main focal point is the large bay windows which attract a wealth of natural light creating a pleasant airy feel. There are two good sized cupboards providing ample storage space. The family bathroom is located at the end of the hallway and comes with wall and floor tiling. The master bedroom is finished with hardwood flooring with a further double bedroom adjacent to the bathroom. The staircase leads to the upper level and a breath-taking sitting room full of character and period detail. This room has an elevated aspect with space for a large dining table and chairs. The sitting room has a separate staircase giving direct access into the gardens below.

Private parking for a number of vehicles is available adjacent to the front door of the property.





BEDROOMS  
&  
FAMILY BATHROOM

## SPECIFICATIONS & FLOOR PLAN/PROPERTY LOCATION



**APPROXIMATE DIMENSIONS**  
(Taken from the widest point)

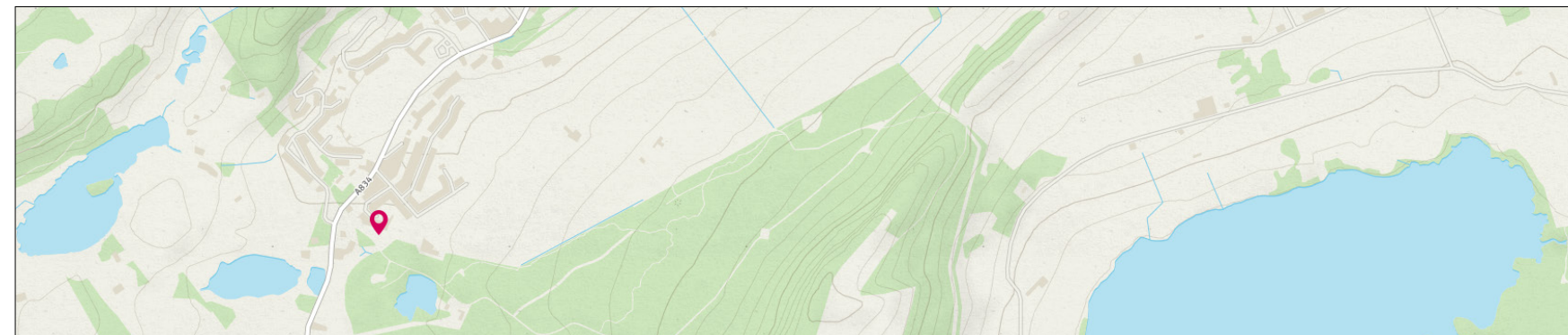
Kitchen	5.43m (17'10") x 5.20m (17'1")
Bedroom 2	3.72m (12'3") x 3.25m (10'8")
Bathroom	2.00m (6'7") x 1.64m (5'4")
Bedroom 1	4.10m (13'5") x 3.90m (12'10")
Lounge	7.26m (23'10") x 6.20m (20'4")

**GROSS INTERNAL FLOOR AREA (m<sup>2</sup>) - 113 m<sup>2</sup>**

**EPC - F**

**EXTRAS**  
(Included in the sale)

Carpets, blinds, white goods, oven & hob.





# GARDEN & DRIVEWAY PARKING AREA

  
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**Part  
Exchange  
Available**

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description  
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Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
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