



**Strath View**  
*Dingwall, IV7 8LA*



## Strathview, Dingwall, IV7 8LA

A stunning architect designed home with a wealth of stylishly appointed accommodation, in a peaceful village setting with far reaching views towards Ben Wyvis.

Dingwall 5 miles, Inverness 11 miles, Inverness 18 miles  
(All distances are approximate)



### Summary of Accommodation

**Lower Ground Floor:** Reception Hall with adjacent Utility Room, Sitting Room, One Bedroom with dressing room and en suite shower room, One further Bedroom/Office

**Ground Floor:** Dining/Sitting Room adjoining Kitchen/Breakfast Room in an open-plan layout, Gym, Family Room, Office, Utility Room, Principal Bedroom with dressing area & en suite bathroom, Three Further Bedrooms, one en suite, Family Shower Room

**Outbuilding:** Games Room with Bar

**Garden:** Driveway at front with extensive parking, border beds with various shrubs, further parking to the rear, elevated deck, paved patio, level lawn, polytunnel and border fencing





The property is set on the edge of Culbokie, which offers a village pub and a local shop. Dingwall, five miles away, provides various amenities, including high street and independent retailers and large supermarkets, while Inverness offers further shopping, leisure, and cultural facilities. The area is well-connected, with the A9, rail services from Dingwall and Inverness, and Inverness Airport just 18 miles away.

### Description

Strathview is a contemporary home set in a small cluster of architect-designed properties. The main accommodation is accessed via a curved staircase with a stone tiled feature wall, leading to the dining/sitting room and kitchen/breakfast room. The lower dining and sitting area features wooden flooring, clustered pendant lighting, and a modern woodburning stove. The kitchen includes tiled flooring, sleek fitted units, a central island with a breakfast bar and sliding glass doors opening onto the rear garden. Additionally, there is a home gym, a comfortable family room, and an office with a built-in desk. The upper level has four bedrooms, including the luxury principal bedroom with a dressing area and en suite bathroom. One further bedroom is en suite, and there is also a family shower room. The lower level provides two additional bedrooms, one of which is en suite with a dressing room, a utility room, and a sitting room. The garden is beautifully landscaped with well-stocked beds at the front and a driveway providing ample parking. The rear garden features a timber deck seating area, a patio, a level lawn, and a polytunnel.

### General Remarks and Information

#### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

#### Services

Mains electricity, water and private drainage. Oil-fired central heating, PV and solar panels.

#### EPC – Band B; Council Tax - Band G

#### Local Authority

Highland Council, Glenurquhart Road, Inverness, IV3 5NX, 01349 886606

#### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement



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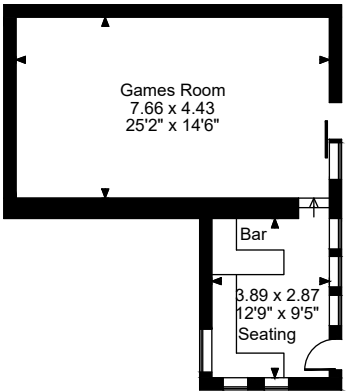
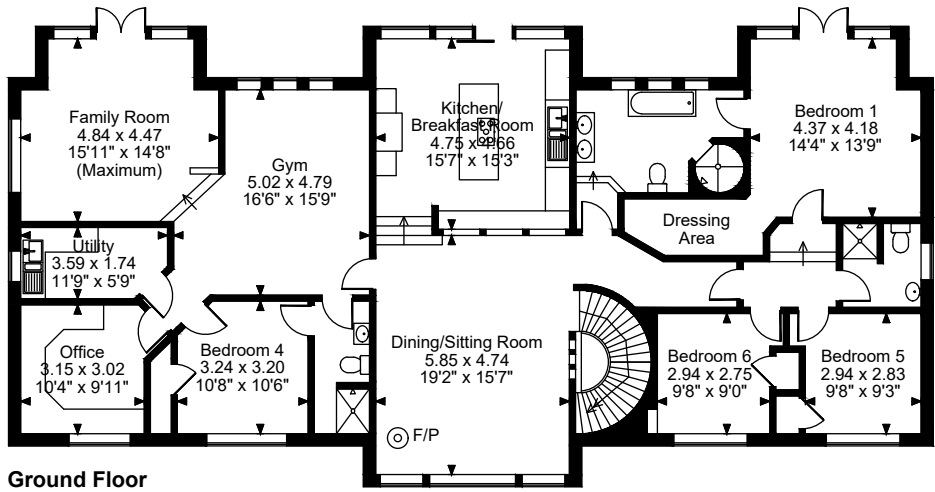
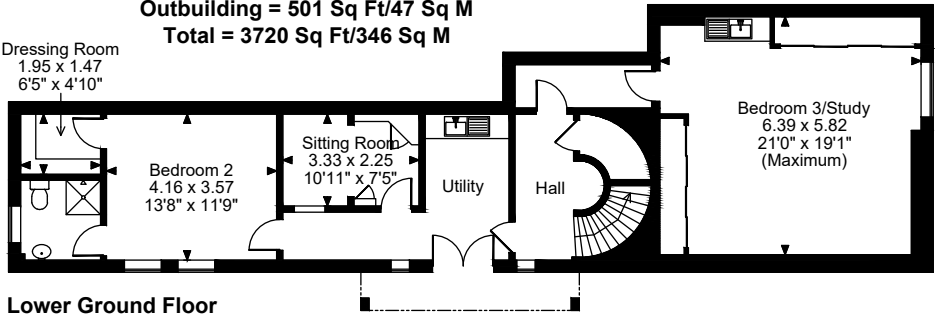
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## RETTIE

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**Strath View, Dingwall**  
**Approximate Gross Internal Area**  
**Main House = 3219 Sq Ft/299 Sq M**  
**Outbuilding = 501 Sq Ft/47 Sq M**  
**Total = 3720 Sq Ft/346 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Indicates Limited Use Space Area  
Approx floor area: xx.xx sq m / xxx.xx sq ft  
External Store: x.xx sq m / xx.xx sq ft  
**TOTAL: xx.xx sq m / xxx.xx sq ft**  
Limited Use Space Inc: 0.xx sq m / x.xx sq ft



Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.  
All plans are for illustration purposes and should not be relied upon as statement of fact.  
Please note areas within curved and angled walls are approximated.



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