



Innes & Mackay

19 Balvaird Terrace Muir Of Ord, IV6 7TR

- THREE BEDROOMS
- END TERRACED FAMILY HOME
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- WALKING DISTANCE OF THE VILLAGE
- DOWNSTAIRS WC
- ENCLOSED GARDENS

OVER £5,000 BELOW HR VALUATION!

**Offers Over
£149,950**



DESCRIPTION

Located in the popular village of Muir of Ord, within walking distance of all amenities, this three bed end terraced villa offers anyone looking for a family home close to the highly acclaimed Tarradale Primary school. The property built approximately 45 years ago, benefits from a small garden to both the front and rear, with on street parking. Gas central heating and double glazed.

LOCATION

The property is within easy walking distance of all the excellent facilities on offer in the village including the Singleton Distillery with its newly completed and contemporary Visitor centre, bakers, takeaway, chemist, hairdressers and hotel but to name a few. The railway station is close by and offers a regular service to Inverness City and out to the West and North. Education is provided at Tarradale Primary School which is also within walking distance while secondary pupils attend Dingwall Academy to which bus transportation is provided daily. Inverness, the main business and commercial centre in the Highlands is a very easy commuting distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond. Muir of Ord is also on the the NC 500 route all adding to the appeal of the village.

GARDENS

Access to the front door is via a paved pathway which leads to a picket fence and gate which opens into the enclosed area at the front. Laid with gravel, there is also a further paved pathway leading round the side via a wrought iron gate. This area has patio paving extending round to the rear of the property which is enclosed with picket fencing and a gate opening out to the grassed area.

FRONT PORCH

Front door opens into the entrance porch which has tiled flooring and a glazed door opening into the carpeted hallway.

HALLWAY

From the hallway, access is gained to the lounge, kitchen and via stairs to the first floor floor landing. Good storage is provided by an understair cupboard where the electrics are also located and a further shelved cupboard provides additional storage.

LOUNGE/DINING

5.86m x 3.81m (19'2" x 12'5")

The lounge, with space at the rear for dining, is a generous sized room with windows to both the side and front elevation. Laid with carpet, this room benefits from a coal effect electric fire with wood surround. There is a recessed display area together with a hatch which opens through to the kitchen.

KITCHEN

3.83m x 2.56m (12'6" x 8'4")

The kitchen which is located to the rear elevation, is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas. There is a gas hob with double oven to the side and inset in the work counter located below the window to the rear is the one and a half bowl stainless steel sink with drainer to the side. Space and plumbing for a washing machine and dishwasher. Folding doors opens through to the rear hallway. Vinyl flooring completes this room.

REAR HALLWAY

The rear hallway provides access to the back porch and also the cloakroom. Good storage is provide by built in cupboards located behind louvre doors.

BACK PORCH

This is a useful area which provides access out to the rear garden. Floor tiles complete this area.



CLOAKROOM

2.59m x 1.088m (8'5" x 2.288'8")

The cloakroom is furnished with a WC, and vanity unit which houses the wash hand basin and provides storage under. Chrome ladder heated towel rail and window to the side complete this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing from which access is gained to the three bedrooms and shower room. A drop down ladder provides access to the floored loft space and there is a large recessed storage area which has been shelved.

SHOWER ROOM

2.00m x 1.66m (6'6" x 5'5")

The shower room which is finished with wet wall, is furnished with a dual flush WC, wash hand basin and corner shower cubicle housing an electric shower. With a window to the rear, there is a wall mounted medicine cabinet and shaver point together with a chrome ladder heated towel rail. Laminate floor tiles complete this room.

BEDROOM 1

3.50m x 2.93m (11'5" x 9'7")

Bedroom one is a double room located to the rear elevation overlooking the grassed and wooded area. Laid with carpet, this room benefits from two single built in cupboards providing hanging rail and storage.

BEDROOM 2

4.24m x 2.90m (13'10" x 9'6")

The second bedroom is a double room located to the front elevation and benefits from a built in wardrobe. Carpet completes bedroom two.

BEDROOM 3

3.19m x 2.85m (10'5" x 9'4")

Bedroom three is a good sized room, located to the front and benefits from a built in double wardrobe. Carpet.

HEATING

Gas central heating.

GLAZING

Double glazed.

PARKING

Parking is shared on street.

COUNCIL TAX BAND

Band B.

EPC

Band D68.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, gas hob, electric oven and dishwasher.

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay Property department (01463) 251200.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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