



Innes & Mackay

**7 Broomhill Place,
Muir Of Ord, IV6 7WJ**

- FIRST FLOOR FLAT
- VIEWS ACROSS TO BEN WYVIS AND HILLS BEYOND
- TWO DOUBLE BEDROOMS WITH INTEGRAL WARDROBES
- AMPLE RESIDENTS AND VISITOR PARKING
- IDEAL FOR FIRST TIME BUYER/BUY TO LET INVESTOR
- GAS CENTRAL HEATING & DOUBLE GLAZED

**Offers Over
£150,000**



PROPERTY DESCRIPTION

Viewing comes highly recommended for this immaculate, two bedroom first floor flat located in the popular village of Muir of Ord. The property built approximately ten years ago by Tulloch Homes, offers anyone looking for a first time buy or investment property. The flat comprises lounge, kitchen, two bedrooms and bathroom and benefits from gas central heating and ample parking to the front.

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 NC 500 route all adding to the appeal of the village.

ENTRANCE

The private entrance opens to the staircase which proceeds to the landing.

STAIRCASE TO LANDING

The landing provides access to the lounge, kitchen, bathroom and two bedrooms. There is a hatch providing access to the loft space.

LOUNGE

4.35 x 3.34 (14'3" x 10'11")

The bright lounge is located to the front elevation and enjoys extensive open views out towards Ben Wyvis and the hills beyond. Carpet completes this room.

KITCHEN

2.99 x 2.32 (9'9" x 7'7")

The kitchen which is laid with wood-effect laminate flooring, is fitted with a combination of wall mounted and floor based units with work top, gas hob with electric oven below and cooker hood above, 1 1/2 bowl stainless steel sink with drainer, washing machine and freestanding fridge freezer. There is a storage cupboard housing the gas combi boiler and a window to the rear elevation.

BEDROOM 1

3.53 x 2.69 (11'6" x 8'9")

This double bedroom, located to the front, is laid with carpet and benefits from a double integral wardrobe with mirrored sliding doors. Views can also be enjoyed from this room towards the hills and beyond.



BEDROOM 2

3.18 x 2.90 (10'5" x 9'6")

Bedroom two is another double room, located to the rear. This room benefits from an integral wardrobe and carpet completes this room.

BATHROOM

2.28 x 1.79 (7'5" x 5'10")

The bathroom is furnished with a WC and wash hand basin set in a fitted vanity unit providing good storage and bath with mains shower over with screen to the side. Window to the rear, vinyl flooring and extractor fan complete this room.

HEATING

Gas central heating.

GLAZING

Double glazing.

PARKING

Ample residents and visitors parking.

SERVICES

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

FACTORING

There is a factoring fee of approximately £48 per month to cover the upkeep and maintenance of the communal garden grounds. This fee also includes buildings insurance.

COUNCIL TAX BAND - C

EPC BAND - B82

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window fittings, fridge freezer, gas hob, electric oven and cooker hood.

VIEWING ARRANGEMENTS

By appointment through Innes and Mackay on 01463 251200.





First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (01170127)

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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