



Innes & Mackay

**Westwood, West Road,
Muir of Ord, IV6 7QW**

- THREE BEDROOMED DETACHED BUNGALOW
- REQUIRES A DEGREE OF MODERNISATION
- LARGE GARDENS TO THE FRONT AND REAR
- OPEN VIEWS ACROSS FIELDS TO THE FRONT
- ELECTRIC HEATING
- IDEAL RENOVATION PROJECT
- CLOSE TO ALL LOCAL AMENITIES

**Offers Over
£210,000**



DESCRIPTION

Westwood is a double fronted, three bedroom detached bungalow located in the sought after community village of Muir of Ord, and with sympathetic upgrading and modernisation would make a comfortable home ideal for a number of purchasers. The property, built approximately 75 years ago, has been extended over the years and overlooks open fields to the front with woodland to the rear and only by viewing will one appreciate the potential this desirable home has to offer. Electric heating and fully double glazed.

LOCATION

Located on the A832 offering easy access to Muir of Ord which benefits from a wide range of shops and services including a well stocked Co-op supermarket, Dr surgery, bakery, pharmacy, filling station and three hotels but to name a few. A short walk away is the famous Singleton Distillery and Visitor Centre along with the the recently refurbished and renovated Ord House now re-named to Estate of Ord which is set within lovely gardens and woodland alike. Fantastic transport links are available via the railway station linking Muir of Ord to Inverness and the North. Inverness is approximately 12 miles distant and offers all city facilities including links by rail, road and air to further destinations.

GARDENS

The gardens which are enclosed with a stone wall, have a wrought iron gate which opens onto the pathway leading to the front door and either side of the front elevation. Lawned gardens to the front benefit from a small border and selection of trees all adding to the external appeal of this desirable home. To the side, a gravelled driveway extends to the rear of the property providing ample off road parking. The rear garden is laid to grass and descends down to rugged woodland which has a small pond located at the bottom. Woodend fencing encloses the gardens here.

ENTRANCE HALLWAY

Front door opens into the entrance vestibule which has a further glazed door opening through to the main hallway. From here, one gains access to the lounge, kitchen, bathroom and bedroom. There is a further hallway which provides access to two additional bedrooms. Carpet. A stained glass roof window provides a degree of natural light from the loft space which is unfloored.

LOUNGE

4.23m x 3.68m (13'10" x 12'0")

The lounge is a bright and comfortable room located to the front of the property and benefits from an open fireplace with tiled marble surround providing a pleasing focal point. Recessed display areas either side of the fireplace provide good storage with cupboards under. A sliding glass window hatch opens through to the dining room. Carpet.

DINING ROOM

2.79m x 2.83m (9'1" x 9'3")

The dining room leading through to the kitchen is an ideal area for formal dining. Built in storage cupboards provide good storage and a cupboard houses the water tank. Glazed display shelving separate the dining room from the kitchen.

KITCHEN

4.11m x 3.74m (13'5" x 12'3")

The kitchen is a spacious room to the rear elevation and enjoys views out to the garden and woods beyond. Floor based units and wall mounted cupboards providing good storage and working areas and inset in the work counter is the stainless steel sink with drainer to the side. A part glazed door with window to the side, opens through to the rear porch. Located off the kitchen is a built in shelved cupboard and walk in larder both providing excellent storage.



PORCH

1.99m x 1.59m (6'6" x 5'2")

The porch which has triple aspect windows, has a door leading out to the rear garden.

BEDROOM 1

3.98m x 3.70m (13'0" x 12'1")

Bedroom one is a bright and generous sized room located to the front elevation and benefits from a carpet and recessed shelved area.

BATHROOM

2.83m x 1.94m (9'3" x 6'4")

The fully tiled bathroom is furnished with a four piece coloured suite comprising a WC, wash hand basin, bidet and bath. Shaver point and light complete this room.

REAR HALLWAY

The rear hallway provides access to bedrooms two and three.

BEDROOM 2

2.87m x 2.81m (9'4" x 9'2")

The second bedroom is a good sized room, laid with carpet and has a window to the side.

BEDROOM 3

2.00m x 3.87m (6'6" x 12'8")

Bedroom three is a good sized room located to the rear elevation and has a window to the side. This room which is laid with carpet, has a shower cubicle fitted with a mains fed shower.

BASEMENT

The basement which has its own access at the rear, benefits from two rooms along with a cloakroom which has a WC and wash hand basin.

HEATING

Electric storage heating.

GLAZING

Fully double glazed.

PARKING

There is ample off road parking for a number of cars on the gravelled driveway.

COUNCIL TAX

Band D

EPC

Band G01

EXTRAS INCLUDED

All fitted carpets, curtains and blinds,.

SERVICES

Mains water, drainage, electricity, telephone and TV point.

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay (01463) 251200

HOME REPORT

A Home Report can be downloaded via the HSPC website.





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

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



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