



**Harper  
Macleod LLP**  
Estate Agents & Solicitors

**26 Macrae Park, Muir Of Ord IV6 7AF**

**Offers over £340,000**



## 26 Macrae Park

Muir Of Ord, IV6 7AF

Breathtaking panoramic views of the open countryside and Ben Wyvis beyond are enjoyed from this detached 3 bedroom bungalow with integral garage, situated in the popular Broomhill Development in Muir of Ord.

The home was built by Tulloch Homes Limited in 2020 to their Lochy design and benefits from the remainder of the National House Building Warranty Cover.

The bright and spacious accommodation comprises hallway, lounge, versatile open plan kitchen/family/ dining, utility room, family bathroom and three bedrooms (one en-suite shower room). There is access to the garage from the utility room.

The home is in immaculate condition with ample storage space and has quality fittings and fixtures throughout, to include a Riverside kitchen with Bosch appliances. There is an electric vehicle charging point to the front of the property and an outside water tap to the rear. The home benefits from solar panels.

The garden has been well laid to enjoy the views over the open countryside and Ben Wyvis with raised patio areas.

Muir of Ord is a village on the western end of the Black Isle in the Highlands of Scotland and is surrounded by open countryside. It has a good range of shops and services and benefits from having a train station, all within walking distance of the property. It is approximately 6 miles from the market town of Dingwall and approximately 14 miles from the City of Inverness.

Primary school pupils attend Tarradale Primary School and secondary school pupils attend Dingwall Academy.

Viewing highly recommended to appreciate the accommodation and location.





## Accommodation:

Hallway 1.50m x 2.99m x 6.20m x 1.08m

Doors to lounge, open plan kitchen/family/dining, three bedrooms and bathroom. Cupboard housing the electrics. Two storage cupboards. Smoke alarm. Carpet.

Lounge 4.40m x 5.00m

Windows to front. Wall bracket for TV and TV point. Smoke alarm. Carpet.

Kitchen/family/dining 4.13m x 7.49m x 2.91m

Double aspect to front and rear. Ample wall and base units with worktop and splash back. Stainless 1 ½ bowl sink with right hand drainer. Integrated gas hob, extractor, electric oven and dishwasher. Heat alarm. Smoke alarm. Carpet and vinyl flooring.

Utility room 2.96m x 1.79m

Door and window to rear. Door to garage. Base unit with worktop and stainless sink with left hand drainer. Plumbed for washing machine and space for tumble dryer. Shelf and coat hooks. Vinyl flooring.

Bedroom 1 3.37m x 2.99m

Window to front. Built-in single wardrobe. Carpet.

Bedroom 2 2.75m x 4.39m

Window to side. Double mirrored wardrobe. Carpet.

Bathroom 2.79m x 2.2m

Window to rear. White WC and wash hand basin set in vanity unit with tiled splash back and mirror above. Bath with mains shower above, tiling and shower screen. Vertical chrome towel radiator. Extractor. Vinyl flooring.

Principal bedroom 3.92m x 4.06m

Window to rear. Two double mirrored wardrobes. Carbon monoxide detector. Carpet.

En-suite shower room 1.49m x 2.76m

Window to rear. White wc and wash hand basin set in vanity unit with tiled splash back and mirror above. Shower cubicle with Mira Jump electric shower. Chrome towel radiator. Extractor. Vinyl flooring.

Garage 2.96m x 5.56m

Roller door to front and door to utility room. Power and light. Wall mounted central heating boiler. Carbon monoxide detector.

## Outbuildings

Wooden garden shed and greenhouse.

## Garden ground

The front garden is laid to lawn with shrubs and trees. There is a tarmac driveway leading up to the front of the property providing ample off street parking.

To one side of the property there is a gate with a paved path leading round to the back door. To the other side of the property there are raised vegetable beds and a greenhouse.

The rear garden is mainly laid to lawn with shrubs and fruit trees. There are two raised patio areas and a raised flower bed.

## Extras

All fitted floor coverings are included in the sale price.

## Heating and glazing

Gas central heating and double glazing.

## Services

Mains gas, electricity, water and drainage.

Full fibre broadband connection to the property.

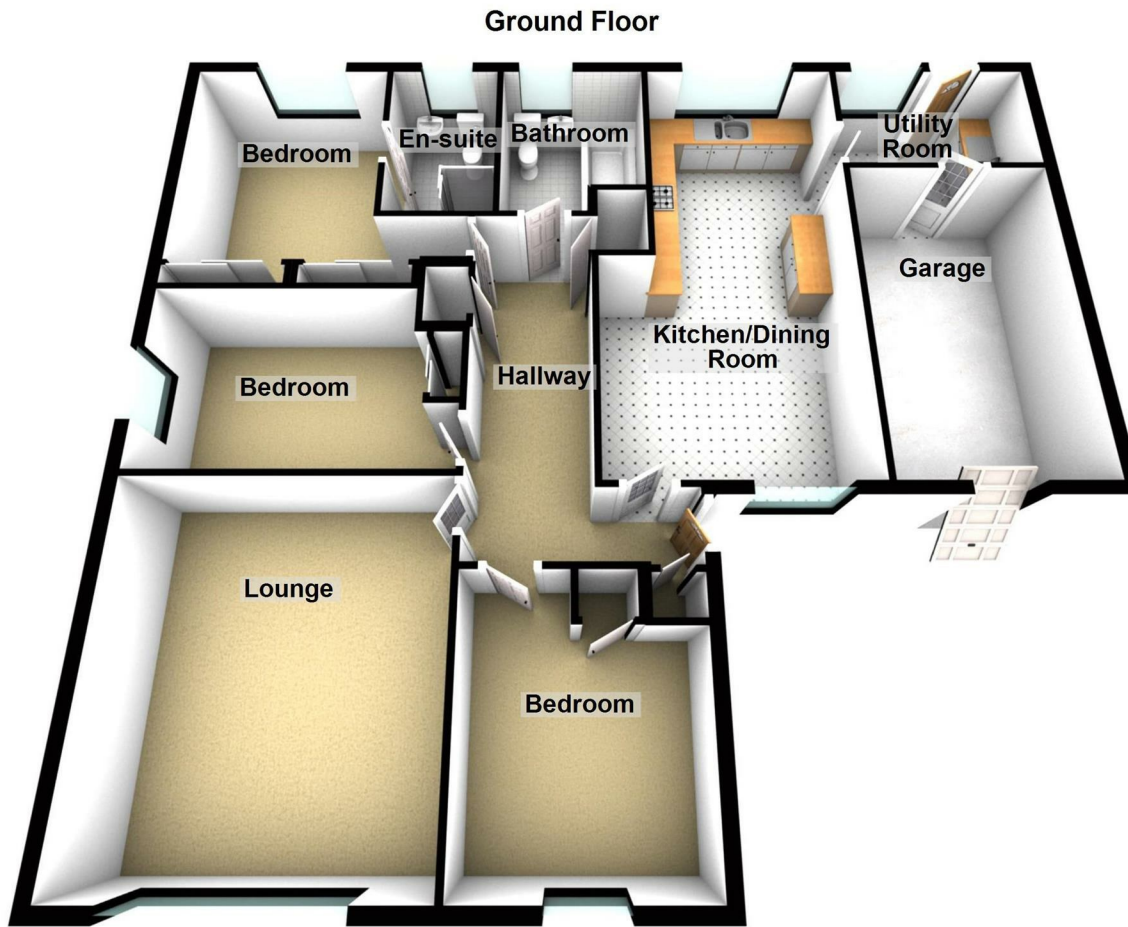
## Factors

The factors of the property are James Gibb Residential Factors, 27 Chapel Street, Aberdeen, AB10 1SQ. The sum of £34 is currently payable every two months.

## EPC Rating B

## Council Tax Band E





This floor plan is an approximate guide to the layout of the property only. It is not to scale.  
Plan produced using PlanUp.

### Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Efficiency Graph

