

45 Macrae Park, Muir of Ord
IV6 7AF

Offers Over £290,000





Overview

- Modern 4 bedroom detached villa
- Spacious family accommodation in walk-in condition
- Lounge, open plan kitchen/diner, WC, utility
- 4 bedrooms, principal ensuite, family bathroom
- Generous corner plot, drive with parking for two cars
- EPC Band B



Description

This highly desirable 4 bedroom detached family home is located in the sought after Broomhill area in the popular village of Muir of Ord. Built by Tulloch Homes, this immaculate presented property with modern decor throughout, will appeal to many. To the front of the property is a bright and spacious lounge. The modern kitchen/dining room has a good selection of base, wall units and work surface with breakfast bar. Integrated appliances include a gas hob, single electric oven, extractor and fridge/freezer. Space for a dishwasher. There is ample room for a dining table and 6 chairs with French doors opening onto the rear garden. Continuing on the ground floor is a WC and a useful utility room. Upstairs offers 4 good sized bedrooms, 2 with fitted wardrobes, with the principal bedroom benefiting from an ensuite shower room. The modern family bathroom offers a bath with shower over. Completing the accommodation is generous storage including understairs cupboard, storage cupboard in the kitchen and a further storage airing cupboard in the principal bedroom. There is double glazing and gas central heating throughout with dual control for the downstairs and upstairs. Solar panels. There is a good sized attractive garden to the front and side of the property, and an easily maintained rear garden with a decked patio seating area. The driveway provides parking for 2/3 vehicles. This immaculate and spacious property would appeal to a purchaser looking for a modern family home within a short commuting distance to nearby villages and Inverness city.



Room Dimensions

Lounge	(13' 9" x 13' 5") or (4.20m x 4.10m)
Kitchen / Diner	(21' 4" x 10' 2") or (6.50m x 3.10m)
Utility Room	(5' 11" x 4' 7") or (1.80m x 1.40m)
WC	(7' 3" x 4' 7") or (2.20m x 1.40m)
Principal Bedroom	(13' 9" x 9' 10") or (4.20m x 3.00m)
Principal Bedroom Ensuite	(6' 7" x 5' 7") or (2.00m x 1.70m)
Bedroom 2	(10' 2" x 8' 10") or (3.10m x 2.70m)
Bedroom 3	(10' 2" x 6' 11") or (3.10m x 2.10m)
Bedroom 4	(9' 10" x 8' 10") or (3.00m x 2.70m)
Bathroom	(10' 2" x 4' 7") or (3.10m x 1.40m)





Extras

All fitted floor coverings, fixtures and fittings, including light fittings. Curtain poles and window blinds. Integrated appliances including electric hob, single oven, extractor hood and fridge/freezer. Timber garden shed.

Services

Mains gas, electricity, water and drainage. Telephone and broadband.

Maintenance Charges

A factoring fee of £38 approx. is paid every quarter.

Floor Area

106m²

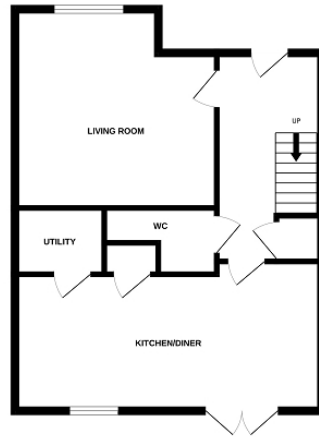
Council tax

Band E

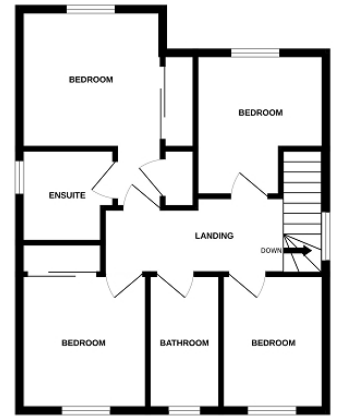
Viewing

To view this property, please contact Emma MacLaren on 01463 233218 or 07850 407884.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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