

# 9 West Way

Muir Of Ord, IV6 7PD

**Fixed Price £125,000**







## Overview

- Spacious 2 bed ground floor flat in walk-in condition
- Large lounge, open plan kitchen/diner
- Two double bedrooms, master ensuite, bathroom
- Ideal for investors or first-time buyers
- Communal garden, ample parking with additional visitors spaces
- EPC Band B



## Description

Fantastic opportunity to purchase an immaculate 2 bedroom ground floor flat in the popular village of Muir of Ord. This well-appointed property offers spacious accommodation and will appeal to many. There is a generous lounge with French doors opening onto the rear. The open plan kitchen/diner has integrated appliances including an electric oven, gas hob, extractor, dishwasher and fridge/freezer and there is space and plumbing for a washing machine. There is ample space for a dining table and chairs. The two double bedrooms both benefit from fitted wardrobes and the master has an ensuite shower room. Completing the accommodation is the family bathroom with shower over the bath. The property benefits from two large storage cupboards and there is double glazing and gas central heating throughout. There is a communal garden area to the front and off-street parking to the rear of the building. This property would make an ideal first time buy or investment property.



## Room Dimensions

**Lounge** (15' 5" x 13' 4") or (4.69m x 4.06m)

**Kitchen / Diner** (14' 7" x 9' 7") or (4.45m x 2.92m)

**Principal Bedroom** (12' 6" x 12' 8") or (3.81m x 3.85m)

**Principal Bedroom En Suite** (5' 7" x 7' 5") or (1.71m x 2.27m)

**Bedroom 2** (11' 9" x 9' 8") or (3.59m x 2.95m)

**Bathroom** (8' 7" x 5' 7") or (2.62m x 1.70m)







#### Extras

Fixtures and fittings including all light fittings and all window blinds. Integrated electric oven, gas hob, extractor, dishwasher and fridge/freezer. Garden shed.

#### Services

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

#### Council tax

Band B

#### Tenure

Freehold

#### Floor Area

83m2

#### Entry

By mutual agreement

#### Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.



**Tel: 01463 233218**

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