

# 12 Chapelton Place

Muir of Ord, Inverness, IV6 7TG

**Offers Over £185,000**







### Overview

- Immaculate 3 bedroom semi detached villa
- Walk in condition with modern decor
- Lounge, kitchen/diner, 3 double bedrooms, shower room, utility
- Low maintenance sunny garden with covered decking
- Wooden workshop with power and lights, shed, woodstore
- EPC band D



### Description

Fantastic 3 bedroom semi detached villa situated within the popular village of Muir of Ord. Previously extended to add a utility room, the property offers an open plan kitchen/diner and modern decor that will appeal to a wide range of buyers. The lounge has plenty of natural light from the large window to the front and benefits from a multi-fuel burning stove. The large kitchen/diner is a great size and easily accommodates a large dining table and 8 chairs. The shaker kitchen offers a free standing electric range, American fridge/freezer and dishwasher, which are all included in the sale. There is a useful walk in larder and utility room with space and plumbing for a washing machine. A guest bedroom and modern shower room completes the accommodation on the ground floor. Upstairs offers 2 good sized double bedrooms. There is double glazing and oil fired central heating, supplemented by multi-fuel burning stove. The large rear garden is low maintenance and catches the sun all day. There is a timber workshop with power and lights and an adjacent covered deck, ideal to sit outside in all weathers. There is a shed and woodstore for additional storage space. This immaculate property will appeal to a range of buyers.



## Room Dimensions

Lounge	(12' 0" x 13' 0") or (3.67m x 3.96m)
Kitchen / Diner	(15' 0" x 13' 9") or (4.56m x 4.19m)
Utility Room	(11' 9" x 3' 11") or (3.58m x 1.20m)
Bedroom 1	(10' 6" x 13' 7") or (3.20m x 4.13m)
Bedroom 2	(10' 6" x 10' 5") or (3.19m x 3.18m)
Bedroom 3	(8' 4" x 9' 11") or (2.55m x 3.02m)
Shower Room	(5' 11" x 6' 4") or (1.81m x 1.92m)







#### Floor area

87m2

#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Free standing electric range, American fridge/freezer and dishwasher. Timber workshop, garden shed and woodstore.

#### Services

Mains electricity, water and drainage. Oil tank. Telephone and broadband.

#### Council Tax

Band C

#### Tenure

Freehold

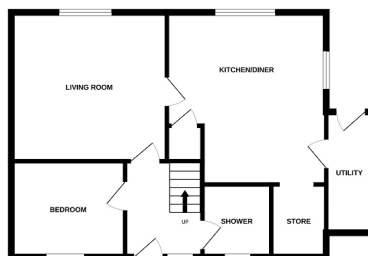
#### Entry

By mutual agreement.

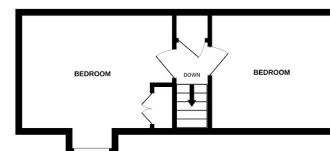
#### Viewing

To arrange a viewing of this property please contact Louise on 01463 233218 or 07732 836965.

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

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