

17 Macrae Park, Muir of Ord
Muir of Ord, IV6 7AF

Offers Over £285,000





Overview

- Spacious detached villa in prime location
- Sought after Dingwall Academy catchment area
- Lounge, kitchen/diner, 4 bedrooms, en suite, bathroom, WC
- Enclosed sunny garden, garden shed, drive with parking for 2 cars
- Ideal for families or professionals
- EPC Band B



Description

Fantastic opportunity to purchase this well-presented four-bedroom detached home, located in the popular village of Muir of Ord. With generous living space, modern conveniences and a peaceful woodland backdrop, this property will appeal to families and professionals alike. The spacious lounge is positioned to the front of the home and provides a comfortable setting for relaxation. The bright open plan kitchen/diner is the heart of the home, offering an ideal space for family meals and entertaining. French doors open directly onto the private rear garden, creating a seamless connection between indoors and out. The kitchen is well-equipped with integrated appliances including a gas hob, electric oven, extractor and fridge/freezer, along with a freestanding washing machine and dishwasher. A convenient utility cupboard adds practicality to the space. A WC completes the ground floor accommodation. Upstairs, there are four bedrooms, with the principal bedroom benefiting from an en suite shower room. Bedrooms one and two feature fitted storage, and all rooms are well proportioned. A modern family bathroom serves the remaining bedrooms. The property benefits from gas central heating, double glazing throughout and has 5 solar panels. Externally, the private rear garden enjoys a lovely woodland backdrop, offering a peaceful setting for outdoor living. To the front, there is driveway parking for two vehicles. Overall, this is an excellent opportunity to acquire a spacious family home in a desirable location within easy reach of local amenities and transport links.



Room Dimensions

Lounge	(13' 6" x 13' 9") or (4.12m x 4.20m)
Kitchen / Diner	(21' 2" x 10' 2") or (6.46m x 3.10m)
Utility Room	(6' 0" x 4' 7") or (1.83m x 1.40m)
Wc	(4' 7" x 7' 3") or (1.40m x 2.21m)
Bedroom 4	(10' 2" x 6' 11") or (3.11m x 2.11m)
Principal Bedroom	(13' 10" x 9' 8") or (4.22m x 2.94m)
Principal Bedroom En Suite	(5' 7" x 6' 9") or (1.71m x 2.05m)
Bedroom 2	(10' 2" x 8' 9") or (3.11m x 2.67m)
Bedroom 3	(8' 10" x 9' 11") or (2.70m x 3.03m)
Bathroom	(8' 11" x 4' 9") or (2.73m x 1.45m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor and fridge/freezer. Washing machine and dishwasher.

Services

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

Council tax

Band E

Floor Area

105m²

Tenure

Freehold

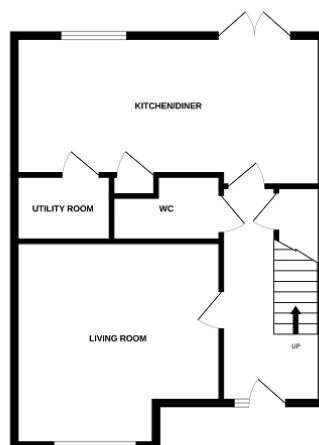
Entry

By mutual agreement.

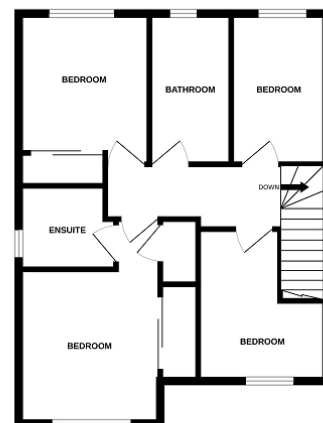
Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing.

GROUND FLOOR



1ST FLOOR



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