

# 3 Heather Court

Muir of Ord, IV6 7PW

Offers Over £315,000







### Overview

- Well presented detached villa in Muir of Ord
- Ideal family home with modern interiors and spacious layout
- Lounge/diner, kitchen, utility, WC, 4 double bedrooms, ensuite, bathroom
- Enclosed gardens, driveway and integral garage
- Sought after Dingwall Academy catchment
- EPC band C



### Description

An excellent opportunity to purchase this immaculately presented detached villa in the well-connected village of Muir of Ord. With a modern interior and spacious layout, this property is ideal for families seeking a stylish and easy-to-maintain home in a desirable location. The open-plan lounge/dining area is bright and welcoming, featuring French doors that open to the fully enclosed rear garden. A woodburning stove creates a cosy ambiance, perfect for relaxing or entertaining. The stylish kitchen boasts a range of wall and base units with complementary worktops, integrated appliances including a gas hob, oven, grill, and dishwasher, as well as a freestanding fridge-freezer. A generous kitchen island provides additional workspace and seating. The utility room offers space for a washing machine, tumble dryer, and clothes pulley, while the WC completes the ground floor accommodation. Upstairs, you'll find four generously sized double bedrooms, all with built-in wardrobes. The principal bedroom benefits from a modern ensuite shower room, while the family bathroom with mains fed shower serves the remaining rooms. There is excellent storage with 3 hall cupboards in addition to a partially floored loft space with lighting. There is double glazing and gas central heating throughout. Outside, the well-maintained rear garden features raised beds, mature shrubs, and trees offering privacy and greenery. The integral garage is equipped with power and light, and the private driveway provides off-street parking. Located in the popular village of Muir of Ord, this property is close to local amenities, schools, and transport links, making it an ideal home for families or anyone looking to enjoy village life within easy commuting distance to Inverness and beyond.





## Room Dimensions

|                            |                                       |
|----------------------------|---------------------------------------|
| Lounge                     | (16' 8" x 15' 1") or (5.07m x 4.61m)  |
| Kitchen                    | (11' 5" x 14' 3") or (3.48m x 4.35m)  |
| Dining Area                | (15' 4" x 14' 7") or (4.67m x 4.44m)  |
| Utility Room               | (7' 3" x 5' 2") or (2.22m x 1.58m)    |
| Wc                         | (5' 2" x 3' 10") or (1.58m x 1.18m)   |
| Principal Bedroom          | (10' 10" x 13' 0") or (3.31m x 3.97m) |
| Principal Bedroom En Suite | (6' 3" x 5' 11") or (1.90m x 1.81m)   |
| Bedroom 2                  | (9' 3" x 9' 3") or (2.82m x 2.82m)    |
| Bedroom 3                  | (10' 2" x 10' 2") or (3.11m x 3.09m)  |
| Bedroom 4                  | (7' 1" x 14' 8") or (2.16m x 4.46m)   |
| Bathroom                   | (6' 9" x 5' 6") or (2.06m x 1.68m)    |







### 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 & grill and dishwasher. The free standing washing machine, tumble dryer and fridge freezer is available by separate negotiation.

### Services

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

### Council tax

Band F

### Tenure

Freehold

### Floor Area

143m<sup>2</sup>

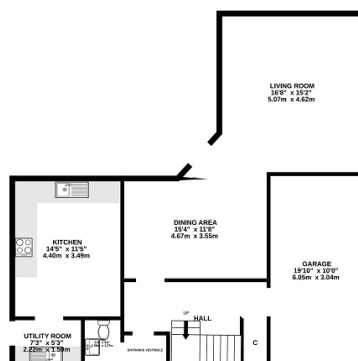
### Entry

By mutual agreement.

### Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing

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