

43 The Cairns,
Muir of Ord, IV6 7AT

Offers Over £390,000





Overview

- Spacious detached home in prime location with self-contained annexe
- Lounge, kitchen, dining room, sunroom, utility, shower room, WC
- 4 double bedrooms, principal en-suite and bathroom
- Enclosed garden, integral garage, drive with parking for 2 cars
- Ideal property for families or multi-generational living
- EPC band C



Description

Fantastic opportunity to acquire this beautifully extended 4 bedroom detached house with integral single garage and a versatile self-contained annexe. Boasting bright, modern interiors and flexible accommodation, it is ideal for families, multi-generational living or those seeking guest/teen space. The recent single-storey extension features underfloor heating, a superb sunroom with bi-folding doors to the garden, a ground-floor double bedroom with French doors opening to the hot tub area, and a contemporary shower room. The well-appointed kitchen has a good array of base and wall units with an integrated gas hob, electric oven and extractor, and a freestanding dishwasher, and leads into the dining room which flows into a bright and spacious lounge. The utility room and convenient downstairs WC complete the ground floor accommodation. Upstairs offers three further double bedrooms, the principal with an en suite, alongside a family bathroom. All four bedrooms benefit from fitted storage. Externally there is a driveway leading to the integral single garage, and an enclosed rear garden, ideal for alfresco entertaining. The detached self-contained annexe provides an excellent independent space with open-plan bedroom/lounge/kitchen and a shower room. The property benefits from gas central heating, double glazing and 16 solar panels, offering improved energy efficiency. Overall, this is an ideal purchase for buyers seeking a move-in ready home with superb indoor-outdoor flow and outstanding flexibility.



Room Dimensions

Lounge	(12' 11" x 19' 2") or (3.94m x 5.85m)
Kitchen	(9' 4" x 13' 3") or (2.85m x 4.03m)
Utility Room	(5' 6" x 9' 1") or (1.67m x 2.77m)
Dining Room	(9' 11" x 12' 6") or (3.01m x 3.82m)
Wc	(4' 9" x 5' 1") or (1.44m x 1.54m)
Sun Room	(12' 8" x 15' 10") or (3.87m x 4.82m)
Shower Room (downstairs)	(8' 4" x 6' 4") or (2.55m x 1.92m)
Bedroom 4 (downstairs)	(9' 7" x 12' 2") or (2.93m x 3.71m)
Principal Bedroom	(9' 10" x 16' 9") or (2.99m x 5.10m)
Principal Bedroom En Suite	(7' 11" x 8' 2") or (2.41m x 2.48m)
Family Bathroom	(7' 10" x 7' 2") or (2.39m x 2.19m)
Bedroom 2	(13' 0" x 12' 10") or (3.95m x 3.90m)
Bedroom 3	(9' 5" x 11' 10") or (2.87m x 3.61m)
Studio	(8' 10" x 23' 7") or (2.69m x 7.20m)
Studio Shower Room	(10' 3" x 3' 11") or (3.13m x 1.20m)





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 free standing dishwasher.

Services

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

Council Tax

Band E

Tenure

Freehold

Floor area

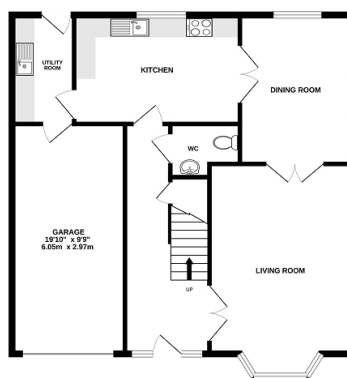
156m²

Entry

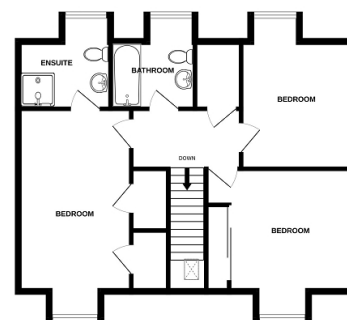
By mutual agreement

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

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