

**Services**

Mains electricity, water and drainage.

**Extras**

All carpets and fitted floor coverings. Blinds, curtain poles, washing machine and dishwasher.

**Heating**

Electric heating.

**Glazing**

Double glazing throughout.

**Council Tax Band**

C

**Viewing**

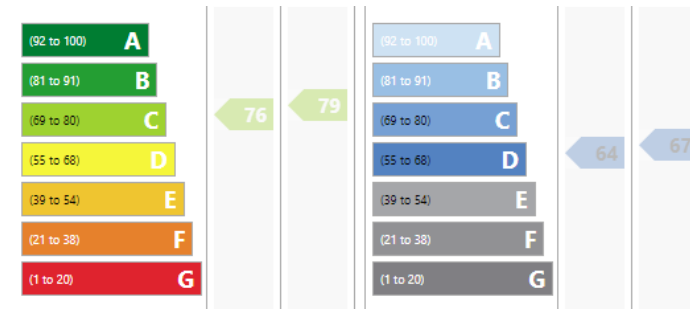
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £120,000  
 A full Home Report is available via Munro & Noble website.



**2 Nobles Court  
 Muir Of Ord  
 IV6 7XE**

A two bedroomed, first floor flat located in the popular village of Muir of Ord.

**OFFERS OVER £118,000**

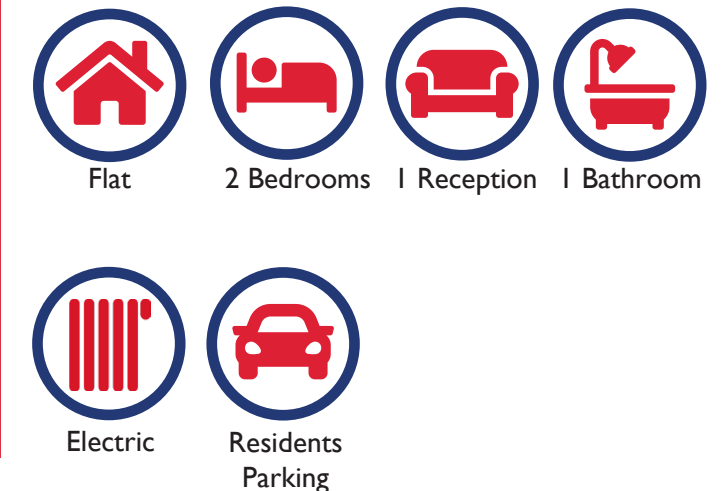
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.





**Property Description**

Located in a residential development in Muir Of Ord, this two bedroomed first floor flat boasts its own independent access and will appeal to a wide range of prospective purchasers, including first time buyers or those looking for a property with great letting potential. This well-proportioned accommodation comprises an entrance stairwell, a sizable lounge, a kitchen, an inner hall with two large storage cupboards, two double bedrooms (both having fitted wardrobes) and a bathroom which comprises a W/C, a wash hand basin and a bath with electric shower over. The kitchen boasts wall and base mounted units with worktops, a stainless steel sink with mixer tap and drainer, two larder cupboards, and an electric oven and hob with extractor hood over. There is space for an under-counter appliance and free-standing white goods included in the sale consist of a washing machine and a dishwasher. Further pleasing features include electric heating, double glazed windows and a residents parking space which is located at the side elevation. Early viewing is highly recommended to fully appreciate the size of the accommodation within.

Muir of Ord is serviced by bus and train services to both Inverness and Dingwall. Local shops include a general store, and a petrol station. Primary schooling is located in the village, while older children can attend Dingwall Academy, which is approximately 6 miles away. Muir of Ord is approximately 13 miles from the city of Inverness where a comprehensive range of shops and amenities can be found.

**Rooms & Dimensions**

Entrance Stairwell

Lounge/Diner  
Approx 3.92m x 4.39m

Kitchen  
Approx 3.40m x 2.97m

Inner Hall

Bedroom One  
Approx 3.64m x 3.32m

Bedroom Two  
Approx 2.91m x 3.64m

Bathroom  
Approx 2.00m x 1.62m

