

Services

Mains water, electricity (currently disconnected) and drainage is to a septic tank.

Heating No fixed heating.

Glazing Single glazed windows.

Council Tax Band B

Entry

By mutual agreement.

Viewing

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

Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

Directions

https://w3w.co/smiled.majoring.stroke

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IVI 1HN. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IVI 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 sequences and/or sequences and/or sequences and/or sequences and/or sequences.

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.







Tenafield, Tighnafiline, Muir of Ord IV6 7XB

Tenafield is a traditional stone built croft and barn with extension, which benefits from generous garden grounds and stunning scenery.

OFFERS OVER £120,000

- The Property Shop, 20 Inglis Street, Inverness
- property@munronoble.com
- **\$** 01463 22 55 33
- 🔒 01463 22 51 65



Property Overview







www.munronoble.com



Property Description

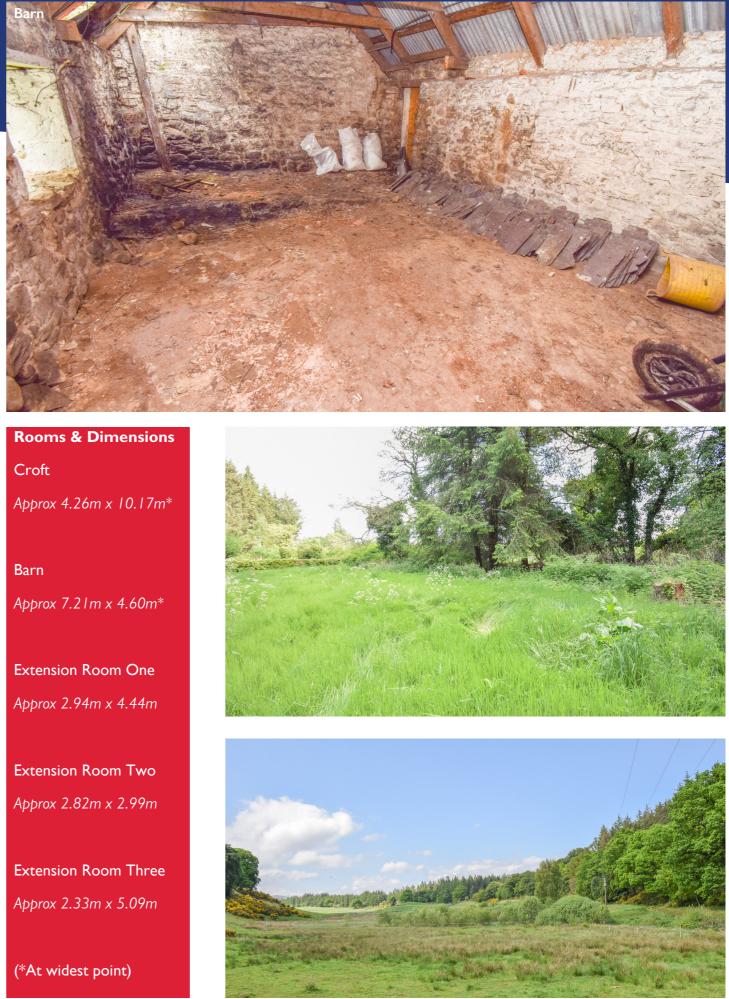
A unique opportunity to purchase a traditional stone built croft and barn with extension, located in the peaceful countryside on the outskirts of the popular village of Muir of Ord. The accommodation within is well-proportioned, and requires extensive renovation and certain sections of the property are open to the elements. Subject to gaining the relevant warrants, and planning permissions, the property could be demolished and re-built to make a comfortable family home. It currently has single glazed windows, doors to the front and elevation, and no fixed heating.

The property sits within generous garden grounds which extend to 0.3Acres and are laid to lawn with a number of mature trees, hedges and shrubs. The boundaries are formed by partial walling, hedges and fencing. To the rear elevation lies a burn, while the neighbouring countryside can be enjoyed from all aspects. Viewing is recommended to appreciate the location and glorious scenery, but to also gain an understanding of the work required.

Tenafield is located on the outskirts of Muir of Ord, which has a thriving local community and is serviced by bus and train services to both Inverness and Dingwall. The village itself has a golf course, general store, butcher, chemist, takeaway, and a petrol station. Primary schooling is located in the village, while older children can attend Dingwall Academy which is approximately 6 miles away.











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