

Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings and blinds.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

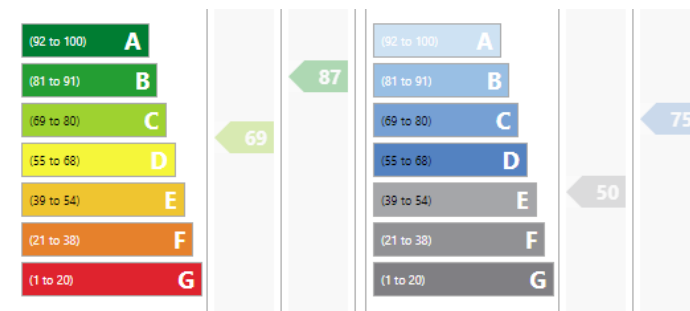
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £140,000
 A full Home Report is available via Munro & Noble website.



42 Balvaird Terrace
Muir Of Ord
IV6 7TR

A two-bedroomed with box room, mid-terraced villa, located in the desirable village of Muir of Ord.

OFFERS OVER £138,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📠 01463 22 51 65

Property Overview

- Mid-Terraced Villa
- 2 Bedrooms
- 1 Reception
- 1 Shower Room
- Study/Box Room
- Electric
- Garden

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.

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge



Property Description

Viewing of this mid-terrace property is recommended to be able to appreciate the size of the accommodation on offer. The flexible accommodation would suit a young family, has double glazing, electric heating, is well proportioned and spread over two floors. On the ground floor can be found an entrance hall (with under stairs storage), a cosy front facing lounge and a kitchen/diner. The bright and spacious kitchen/diner which gives access to the rear elevation, comprises wall and base mounted units with worktops, a stainless steel sink with mixer tap and drainer, complimentary splashbacks, an integrated electric oven and hob and has space for a dining table and chairs. From the entrance hall, stairs rise to the first floor accommodation which consists of a landing (giving access to the loft) two double bedrooms, both benefiting from having fitted wardrobes, a box room which could be utilised as a study, and a modern shower room that comprises a WC, a wash hand basin within a vanity unit and an electric shower.

Externally, the property has gardens to the front and rear elevations, with the garden to the front being of low maintenance as it is laid to gravel with a mature flower borders. The well-presented rear garden is fully enclosed by wooden fencing, and laid to a combination of lawn, patio and has a decking area perfectly positioned to enjoy the sunshine. Sited here and included in the sale are two spacious timber sheds and a potting shed. Muir of Ord has both bus and train services to Inverness and Dingwall. It has local shops including general stores, a butcher and a chemist as well as cafes and takeaways, a medical practice, a Post Office and a petrol station. There is a primary school and nursery in the village, while older children can attend Dingwall Academy which is approximately 6 miles away by school bus. 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 Hall
 - Lounge
Approx 3.53m x 4.73m
 - Kitchen/Diner
Approx 5.65m x 2.23m
 - Landing
 - Shower Room
Approx 1.74m x 2.68m
 - Bedroom Two
*Approx 3.23m x 3.48m**
 - Box Room
Approx 2.11m x 1.65m
- (*At widest point)



Lounge



Shower Room

