



Moorfield Teandalloch, Beauly IV4 7AA

Deceptively Spacious 4/5 Bedroom Detached Villa with Views Across Countryside towards the Beauly Firth.

- Lounge
- Dining Room
- Kitchen/Dining Room
- Conservatory
- 4 Bedrooms (2 En-Suite)
- Snug/Bedroom 5
- Bathroom & Shower Room
- Large Garden & Dble Garage
- Oil CH & DG
- EPC Band - D





DESCRIPTION

Moorfield is a deceptively spacious, detached villa, which appreciates a lovely rural setting, in large garden grounds overlooking the surrounding countryside to Beauty Firth beyond. The accommodation is generously proportioned with the large double aspect lounge running the width of the property with French doors to the rear and wood burning stove providing a cosy as well as attractive focal point. The kitchen is well fitted with quality Oak fronted units complemented by granite work surfaces and offers ample room for dining with good sized, separate dining room for more formal occasions. The conservatory, set to the rear, enjoys a private aspect over the rear garden, and the snug is adjacent to the shower room and could easily be utilised as a ground floor bedroom, if required. There are four double bedrooms on the first floor, two of which have modern en-suite shower rooms, and the property comes with ample storage provision. Benefiting from oil central heating and double glazing, the property is set in garden grounds extending to approximately 0.73 acre and comes complete with double garage.

Viewing is highly recommended to appreciate the position and accommodation this appealing property has to offer.





LOCATION

Teandalloch is a scattered rural community located mid-way between the popular Highland villages of Beaully and Muir of Ord, both a short drive away. Beaully is famous for its splendid floral displays and awards, as well as its wide range of local amenities including shops, hotels and coffee shops. Muir of Ord provides shops, a doctors surgery and the community Hub centre and coffee shop. Hotels are available locally with an 18 hole golf course available on the outskirts of the village. The Glen Ord Distillery Visitor Centre, which was founded in 1838, is also within easy reach and open all year round offering guided tours and sampling. Education is available at Tarradale Primary School in Muir of Ord and secondary pupils attend Dingwall Academy and are transported daily by bus. A commuter train travels to Inverness and Dingwall giving easy access to the wider facilities and amenities available in both places.

DIRECTIONS

From Inverness take the A9 road north until you come to Tore roundabout. Turn first left at the roundabout onto the A832 and continue on this road to Muir of Ord. Just before the village, take the turning to the left sign posted for Beaully and the industrial estate. Follow this road to the end and turn right towards Muir of Ord, Follow the road along, passing a housing estate on the left, and then turn left (just before the golf course) at the sign post for Teandalloch. Follow the road along over the humpback bridge for just under a mile and turn left at the sign for Teanluick. Moorfield is the first house on the left and is accessed via double gates through large stone pillars.

HALL

A door with opaque glazed panel and glazed side panels to either side opens from the front garden to the well proportioned hallway. Feature slate flooring and ceiling beams. French doors to the lounge and the dining room. Doors to the kitchen, snug and shower room. Door to cupboard with light, hanging rail and shelf.

LOUNGE

7.42m x 4.71m

This spacious room is set with window to the front looking over the garden to the surrounding countryside and firth beyond. The wood burning stove is set into an Inglenook fireplace and provides a cosy, as well as attractive, focal point. French doors opening to the patio at the rear. Television aerial connection. Engineered wooden flooring. French doors opening to the hallway.

DINING ROOM

4.56m x 3.56m

This is a spacious formal dining room set with windows to the rear and appreciating wall panelling and engineered Oak flooring. French doors to the hallway.

KITCHEN/DINING ROOM

7.09m x 3.58m (widening to 4.60m)

A glass panelled door from the hallway opens to the kitchen/dining room which has polished slate tiled flooring and is set to the rear of the property. Fitted with quality Oak fronted base and wall units complemented with granite work surfaces the kitchen incorporates display units with lighting, island and integrated appliances including electric oven and

microwave, ceramic hob with chimney style extractor hood above, dishwasher and large fridge. One and a half bowl stainless steel sink. There is a Rayburn cooking range with hot plates, oven and warming drawer set into a feature stone arch, providing an attractive focal point. French doors opening to the conservatory. Door to utility room.

CONSERVATORY

4.16m x 2.39m (approximately)

Set privately to the rear overlooking the garden, the conservatory is accessed via the kitchen through French doors and has a further set of French doors opening to the patio. Electric panel heater.

UTILITY ROOM

4.37m x 1.79m

Fitted with base and larder units incorporating a stainless steel sink with drainer, the utility room comes complete with washing machine and tumble dryer included in the sale. Door with opaque glazed panel and window to the side. Door to the integrated garage. The fridge freezer may be available subject to negotiation. Slate tiled flooring.

SNUG/BEDROOM 5

3.24m x 2.69m

Currently used as a snug, this room is set to the front of the property with window looking over the garden and beyond to the surrounding countryside and Beauty Firth. Ideally set adjacent to the shower room, this room would make an ideal ground floor bedroom, if required. Telephone point. Glass panelled door to the hallway.

SHOWER ROOM

1.78m x 1.71m (excluding cubicle)

Fitted with a modern furnished suite comprising recessed shower cubicle, wc with concealed cistern and vanity wash hand basin with storage below. Opaque window to the front. Slate tiled flooring. Shaver point. Ladder radiator.

LANDING

The carpeted staircase leads from the hallway to the first floor landing. Hatch with pull-down ladder to the loft space which is partly floored and has lighting. The landing looks down over the entrance hallway with feature ceiling beams. Door to cupboard with shelf and housing the hot water tank. Door to walk-in cupboard with shelving and hanging rail.

BEDROOM

4.62m x 3.08m

This is a good sized double room set with window to the front appreciating a lovely view across the garden to the surrounding countryside and Firth beyond. Door to large wardrobe with hanging rail, shelving and light. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.92m x 1.79m

Fitted with a modern white suite comprising large shower cubicle, wc with concealed cistern and vanity wash hand basin with storage below. Wall mounted mirror. Ladder radiator. Opaque velux window. Shaver point.

BEDROOM

4.14m x 3.18m

This is another double room set with window to the rear.



Double mirrored doors to a fitted wardrobe with hanging rail and shelf. Television aerial point. Radiator.

BATHROOM

2.96m x 2.19m (longest/widest points)

Fitted with a modern white suite comprising bath, vanity wash hand basin with storage below and wc with concealed cistern. Opaque Velux window. Ladder radiator. Shaver point.

BEDROOM

3.91m x 3.17m (longest/widest points)

Another double room set with window to the rear and fitted with double mirrored sliding doors to a fitted wardrobe with hanging rail and shelf and door to a further cupboard housing the hot water tank with shelf.

BEDROOM

4.74m x 3.76m

This spacious bedroom is set with window to the front appreciating a view across the garden to the surrounding countryside and Beaulieu Firth beyond. Telephone aerial point. Door to walk-in wardrobe with light, hanging rails, shelf and shoe racks. Door to en-suite.

EN-SUITE SHOWER ROOM

2.35m x 1.76m (excluding cubicle)

Fitted with a modern furnished suite incorporating a large recessed shower cubicle with steam shower fitted, generous vanity area with wash hand basin, wc with concealed cistern and ample storage provision. Wall mounted mirror with inset lighting. Opaque Velux window to the rear. Shaver point. Ladder radiator.

DOUBLE GARAGE

5.24m x 5.01m (approximately)

The garage has two electric up and over doors and a pedestrian door with glazed panel and window to the side. Water tap. Wall mounted electric consumer units.

GARDEN

Extending to approximately 0.73acre this large garden is laid mainly to grass with an abundance of mature trees, bushes and flowers planted. The tared driveway provides generous parking provision. Poly tunnel and vegetable gardens. Rotary dryer. Area laid to gravel. Water tap. Large paved patio. Shed. Concealed oil tank. Large green house. The rear garden is mainly paved with raised planted areas. Double doors open at the side of the property to a boiler room with the heating boiler, light and wall mounted consumer unit.

HEATING

The property benefits from oil central heating.

GLAZING

The property benefits from double glazing.

EXTRAS

The fitted floor coverings, some curtains, blinds, Rayburn cooking range, electric oven, microwave, hob and extractor hood, washing machine, tumble dryer, integrated fridge and dishwasher are included in the sale. The fridge freezer may be available subject to negotiation.

COUNCIL TAX

The current council tax is band G. Please be aware that this may be subject to change upon sale.





SERVICES

The property benefits from mains water and electricity. Drainage is to a septic tank.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 as they may be able to arrange a viewing on your behalf.

EMAIL

asgproperty@ledinghamchalmers.com

HSPC REFERENCE

60756



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		59	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	



Ground Floor



First Floor



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