



46 Highfield Circle, Muir of Ord, IV6 7TE

Offers Over £160,000

REF: HSPC







This well-presented, two-bedroom, semi-detached property is located in the village of Muir of Ord, within walking distance of excellent facilities and easy commuting distance of both Inverness and Dingwall. The property, which benefits from double glazing, electric heating and solar panels, is in good condition throughout and comes with a garage and parking to the rear with ample storage and well-proportioned rooms, this property represents an ideal home for a first-time buyer or young family.

Viewing is highly recommended to fully appreciate this lovely property and convenient location.

The accommodation consists of a hallway; double aspect lounge with dining area and fireplace currently set with an ornamental electric fire; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops, Free standing electric cooker, washing machine, fridge, freezer, store cupboard and ample room for informal dining; rear porch with large storeroom; shower room with WC, wash hand basin and large mains fed shower. On the upper floor are two good sized bedrooms, both with fitted storage.

The garden area to the front of the property is mainly laid to lawn while the fully enclosed rear garden is laid gravel with a good selection of shrubs and bushes and paved patio area provides an ideal venue for alfresco dining or where one can sit and enjoy the sunshine. There is also a greenhouse, garden shed, parking space and garage with light power, work bench and electric door.

The property is within easy walking distance of all the excellent facilities on offer in the village including a general store, bakers, takeaway, Chemist, butchers, bank and Post Office. The Railway station is within walking distance and offers a regular service to Inverness City. Education is provided at Tarradale Primary School which is within walking distance, while secondary pupils attend Dingwall Academy, to which bus transportation is provided daily.

Inverness, the main business and commercial centre in the Highland is a very easy commute away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

**Lounge**            **6.68m x 4.14m (21'11 x 13'6)**  
**Kitchen**         **4.18m x 3.49m (13'9 x 11'5)**  
**Bedroom 1**      **4.14m x 3.62m (13'6 x 11'11)**  
**Bedroom 2**      **3.65m x 2.50m (12'0 x 8'2)**

**Rear Hall**        **2.12m x 1.26m (6'11 x 4'2)**  
**Shower Room**   **3.13m x 1.77m (10'3 x 5'9)**  
**Shed**             **2.61m x 1.69m (8'6 x 5'6)**



## General

General all floor coverings light fittings blinds curtains and white goods are included in the asking price.

## Services

Mains water, drainage and electricity.

## Council Tax

Council Tax Band C

## EPC Rating

F

## Post Code

IV6 7TE

## Entry

By mutual agreement.

## Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

## Reference

TS/JD/KAY-0435/2

## Price

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## Directions

From Inverness take the A9 North. At the Tore roundabout take the first exit signposted Muir of Ord, continue into the village and at the T-junction turn right into Seaforth Road. The second on your right and keep left into Highfield Circle, take next left and the property is at the bottom of the Cul de Sac on your left.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

