



**Aigas, Tore, MUIR OF ORD, IV6 7SD**

**Offers Over £345,000**

**REF: 61026**





Aigas is a spacious, three bedroom bungalow located in the hamlet of Tore which is within very easy commuting distance of both Dingwall and Inverness along with the Highlands and Islands University Campus and Dalcross Airport. In good condition throughout, the property represents an ideal family home for those looking for a countryside lifestyle with all the conveniences of a nearby City. The property benefits from double glazing, oil fired central heating and sits in approximately 1/3 acre of garden ground.

Viewing is highly recommended to fully appreciate the extent of the living space on offer along with the convenient location on offer.

The accommodation consists of: an entrance vestibule; inner hallway with two store cupboards and gives access to the partially floored attic which is reached via a drop down ladder; a well appointed kitchen/family/dining area, the kitchen has a selection of base and wall mounted units, complementary worktop and splashback, electric oven, hob, grill and microwave, integrated fridge, freezer and dishwasher, island with breakfast bar for informal dining and family/dining area with glass doors opening to the lounge; front facing lounge with an open fire currently set with an electric fire; two bedrooms both with en-suite shower facilities; further double bedroom; fully tiled family bathroom comprising a three piece suite and free standing mains fed shower.

The property sits in a wraparound garden, laid to a combination of lawn and gravel, with a selection of mature trees, bushes and shrubs making this a haven for wildlife and birds. A graveled area to the rear of the property provides an ideal venue for al fresco dining or where you can sit and enjoy the sunshine. A gated driveway leads to a turning /parking area and on the double garage with light, power and double doors.

Facilities in Tore cater adequately for daily requirements and include a farm shop, petrol station with provisions, and Café. Additional facilities can be found in the nearby market town of Dingwall which offers an excellent range of facilities including supermarkets, banks, Post Office, hotels, restaurants and a thriving High Street offering a good range of retail outlets. Education is provided at Tore Primary School which is within walking distance while secondary pupils attend the acclaimed Fortrose Academy.

Inverness, the main business and commercial centre in the Highlands is approximately 12 miles away offering an easy commute, along with extensive shopping, leisure and entertainment facilities and excellent road, rail and air links to the South and beyond.

<b>Front Entance Vestibule</b>	<b>2.43m x 1.65m (8'0 x 5'5)</b>	<b>Bedroom 2</b>	<b>4.94m x 3.15m (16'2 x 10'3)</b>
<b>Entrance Vestibule</b>	<b>2.47m x 2.20m (8'0 x 7'3)</b>	<b>En-suite</b>	<b>3.34m x 1.20m (10'11 x 3'11)</b>
<b>Kitchen/Family</b>	<b>7.80m x 3.60m (25'6 x 11'9)</b>	<b>Bedroom 3</b>	<b>5.36m x 3.53m (17'6 x 11'6)</b>
<b>Lounge</b>	<b>5.95m x 4.78m (19'6 x 15'8)</b>	<b>Bathroom</b>	<b>3.12m x 1.78m (10'3 x 5'9)</b>
<b>Bedroom 1</b>	<b>4.55m x 3.52m (14'11 x 11'6)</b>	<b>Double Garage</b>	<b>7.99m x 5.97m (26'3 x 19'6)</b>
<b>En-suite</b>	<b>3.14m x 1.61m (10'3 x 5'3)</b>	<b>Glasshouse</b>	<b>4.43m x 2.68m (14'6 x 8'9)</b>



### General

All floor coverings, light fittings, curtains, blinds, washing machine and dryer are included in the asking price. Most other items of furniture can be made available by separate negotiation.

### Services

Mains water and electric, oil tank, septic tank with Puraflo system.

### Council Tax

Council Tax Band F

### EPC Rating

E

### Post Code

IV6 7SD

### Entry

By mutual agreement

### Viewing

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

### Reference

GRM/JD/GIBS0064/2

### Price

Offers Over £345,000

### Directions

From Inverness take the A9 North, at the Tore roundabout take the 4th exit, then second right, continue down this road and the property is further along on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.

