



Muirfield, Teandalloch, BEAULY, IV4 7AA

Offers Over £430,000

REF: 61092





description

Muirfield is a very generous, well presented, four-bedroom villa located in the countryside just outside the highly desirable village of Beaulieu, close to excellent local amenities and easy commuting distance of Inverness City and Airport. In excellent condition throughout, the property benefits from oil fired central heating complemented by an open fire in the lounge and is set in approximately 2 acres of well kept garden ground. Each principle room on the ground floor is double aspect, allowing the property to flood with natural light and enjoy the views across the unspoiled countryside. With ample storage and very well-proportioned versatile living space, this property represents a comfortable family home for those looking for a countryside lifestyle with nearby village and City facilities.

Viewing is highly recommended to fully appreciate this impressive property and much sought after location.

The accommodation consists of: an entrance vestibule; inner hallway; cloakroom comprising a WC and wash hand basin; rear hallway with cloak cupboard, door giving access to the garage and tiled flooring; utility room with base and sink unit, ceiling suspended clothes dryer, washing machine and dryer; a generous kitchen with a good selection of base and wall mounted units, complementary worktop and splashback, integrated fridge freezer, oven and microwave, gas hob, wall mounted TV bracket, breakfast bar and informal dining area; dining room currently utilised as an office; sunroom with double glass doors opening to the lounge with an open fire set in a marble and wood surround provides a welcoming focal point; family room. On the upper floor the landing has a sitting/study area; master bedroom with double fitted wardrobes and en-suite facilities comprising a WC, wash hand basin and mains fed shower; two further double bedrooms, both with fitted wardrobes; family bathroom comprising a three piece suite.

The property sits within a plot of approximately two acres, mainly laid to immaculate lawn with a good selection of mature trees, shrubs and bushes. The garden offers various areas ideal for al fresco dining or where you can sit and enjoy the sunshine in your tranquil surroundings. There is a covered clothes drying area, which also provides ideal storage for a caravan/camper. A driveway to the front of the property leads to a parking/turning area and on to the garage which has light, power, water supply and up & over door.

The property is within very easy reach of all the excellent facilities on offer in Beaulieu, which include small supermarkets, delicatessens, greengrocers, butchers, bakers, chemists and a small selection of bespoke retail outlets. There is also a Post Office, filling station, two medical practices and a good selection of bars, restaurants and hotels. Beaulieu enjoys easy access to both Inverness and Dingwall with a regular bus and train service close by. Education is provided at Beaulieu Primary School or Dingwall Academy for secondary education, to which bus transportation is provided daily. Muir of Ord is also close by, offering additional facilities.

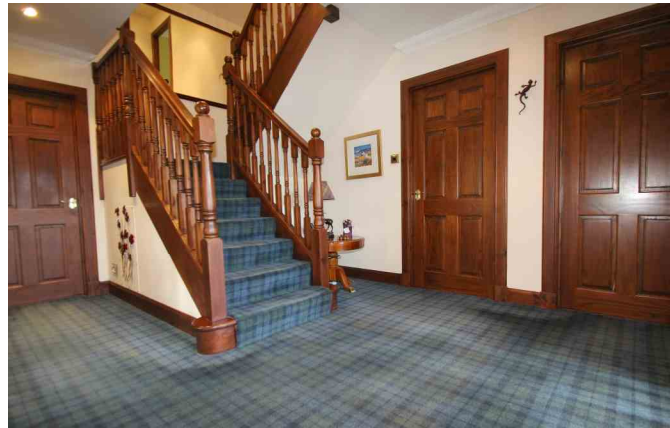
Inverness, the main business and commercial centre in the Highlands is a very short commute away and offers extensive shopping, leisure and entertainment along with excellent road, rail and air links to the South and beyond.



Entrance Vestibule	2.89m x 1.60m (9'6 x 5'3)
Kitchen	6.03m x 4.00m (19'9 x 13'0)
Utility	2.79m x 1.98m (9'2 x 6'6)
Office/Dining	4.45m x 3.31m (14'6 x 10'9)
Lounge	5.81m x 4.26m (19'0 x 14'0)
Family Room	4.47m x 3.28m (14'8 x 10'9)
Sunroom	3.70m x 3.45m (12'2 x 11'3)
Hall	4.54m x 2.88m (14'11 x 9'5)

Master Bedroom	5.33m x 4.41m (17'6 x 14'6)
En-suite	2.85m x 2.72m (9'3 x 8'11)
Bedroom 2	5.21m x 3.91m (17'0 x 12'9)
Bedroom 3	5.16m x 4.43m (16'11 x 14'6)
Bathroom	2.29m x 2.04m (7'6 x 6'8)
Cloakroom	1.52m x 1.15m (5'0 x 3'9)
Rear Vestibule	3.09m x 1.99m (10'2 x 6'6)
Garage	6.24m x 3.45m (20'6 x 11'3)







General

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

Services

Mains water, electric, oil tank and septic tank.

Council Tax

Council Tax Band G

EPC Rating

E

Post Code

IV4 7AA

Entry

By mutual agreement

Viewing

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

Reference

TS/JD/KEDD002/4

Price

Offers Over £430,000

Directions

From Inverness, take the A9 North. At the Tore roundabout, take the 1st exit on your left, signposted Muir of Ord, eventually turning left, signposted Beauly. Continue past the Black Isle Showground and at the T-junction turn up right, taking the next on your left signposted Teandalloch. Continue along the single-track road, past the farm buildings on your left 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.



