



**Ellanwood
Bogroy, Tore,
Muir Of Ord, IV6
7RY**

Offers Over
£420,000



- Beautifully presented, modern 4 bed villa in a rarely available location
- Excellent commuting links to Inverness, Dingwall, Black Isle and the North
- Flexible living space including 2 reception rooms & ground floor bedroom with ensuite
- South-west facing rear garden, summer house, detached garage & ample parking with EV charger
- Ideal for variety of buyers including families and multi-generational living
- EPC Band C

Fantastic opportunity to acquire this beautifully presented modern villa in a rarely available location. Designed to offer versatile living for families, multi-generational households, or retirees thanks to the excellent ground-floor accommodation. The stylish lounge features French doors that open to the garden and a charming multi-fuel stove, creating a warm and inviting atmosphere. The modern dining kitchen is beautifully equipped and upgraded with high-quality integrated appliances, including double eye-level ovens, fridge, freezer, dishwasher, microwave, electric hob, extractor, and Quooker tap. A central island provides the perfect focal point, with French doors leading to a patio area ideal for al fresco dining. A utility room offers additional practicality with fitted storage, a sink, and space for a freestanding washing machine. The formal dining room provides an elegant setting for hosting and entertaining. Completing the ground floor is a well-presented bedroom with triple wardrobes and a modern ensuite shower room, along with a convenient WC. Upstairs, the principal bedroom impresses with a walk-in wardrobe and a luxurious ensuite bathroom. Bedroom two includes a fitted double wardrobe, while bedroom three offers space for freestanding furniture. A family shower room completes the upper level. Additional features include Hive smart heating control, double glazing throughout, a hallway storage cupboard, and a fully floored loft with ladder and lighting. Externally, the property enjoys a private, fully enclosed garden with a driveway leading to the entrance. The front garden is laid to lawn with mature trees, while the rear garden features multiple patio and decking areas, perfect for enjoying the open outlook, a generous lawn, and a delightful summer house. A detached garage with power and lighting provides further storage. This outstanding property offers a true move-in ready home with excellent commuting links.

Location: Ellanwood is located just off the Tore roundabout, on the edge of the Black Isle. Only 8 miles from the highland capital of Inverness, this is an excellent location for those looking for all that country life offers whilst still in easy commuting distance to both Inverness, Dingwall and beyond. Local amenities can be found in Tore, which include a primary school, petrol station and farm shop. Secondary students attend Fortrose Academy, for which a free school bus is provided. Dingwall is a short drive away and provides a full range of shops and services including retail shops, bars, restaurants, supermarkets, post offices and rail and bus stations. Inverness enjoys excellent communications by road, rail and being served by an International airport. Inverness, the main business and commercial centre of the Highlands, offers an extensive choice shopping, entertainment and leisure facilities associated with city living, with easy access to the beautiful and challenging Highland landscape.

Directions: To reach Ellanwood – From Inverness follow the A9 north toward Thurso. At the Tore roundabout, take the A832 turn off towards Muir of Ord. Continue on this road until the Bogroy turn off, which is the first road on the left. Continue on this road and Ellanwood is the second property on the right. Alternatively you can use the app What3words. By entering the below words it will give you directions to the house. What3words: [///upwards.undivided.twirls](https://www.what3words.com/#!/upwards.undivided.twirls)

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, electric double ovens, extractor, fridge, freezer and dishwasher. Free standing washing machine is also included. Furniture is available by separate negotiation.

Services: Mains electricity, water and septic tank. Oil tank. Telephone and broadband.

Council Tax: Band E

Tenure: Freehold.

Floor area: 158m²

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Lounge

16'2" x 14'7" (4.94 x 4.45)

Kitchen

15'4" x 12'11" (4.68 x 3.94)

Utility

7'1" x 6'1" (2.18 x 1.87)

Bedroom 4 (ground floor)

12'0" x 13'3" (3.68 x 4.06)

Bedroom 4 En-suite

6'2" x 5'6" (1.88 x 1.69)

Dining Room

12'0" x 10'9" (3.67 x 3.30)

WC

6'6" x 3'0" (2.00 x 0.92)

Principal Bedroom

15'6" x 13'4" (4.73 x 4.08)

Principal Bedroom En-suite

10'2" x 8'3" (3.10 x 2.52)

Shower room

7'2" x 6'0" (2.19 x 1.85)

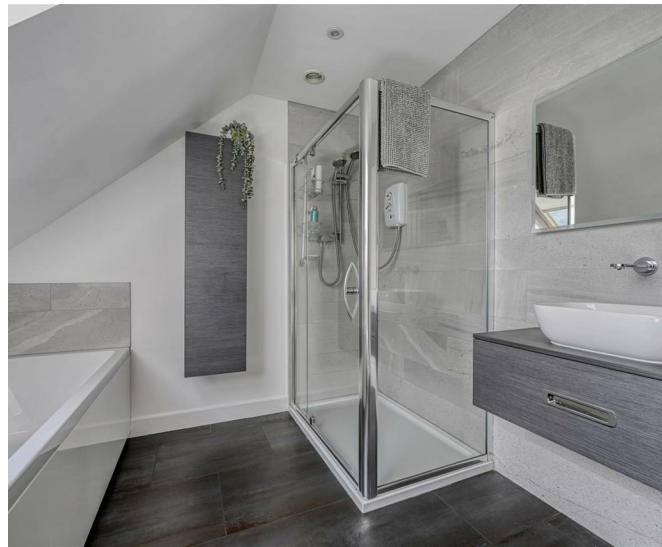
Bedroom 2

10'8" x 11'1" (3.27 x 3.39)

Bedroom 3

10'7" x 13'2" (3.24 x 4.03)







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