



18 Highfield Circle, Muir Of Ord, IV6 7TE

- \*\*\*VIEWINGS SUSPENDED - OFFER ACCEPTED\*\*\*
- Three bedrooms.
- Driveway, garage & carport.
- Bright lounge.
- Accessible shower room.
- Gas central heating.
- Spacious kitchen.
- Front & rear gardens.
- Double glazing throughout.

Offers Over £160,000

**\*\*\*VIEWINGS SUSPENDED OFFER ACCEPTED\*\*\***

An exciting opportunity to purchase a three-bedroom, semi detached house offering a fantastic family home or first-time buy set in a popular residential area, just a few minutes walk from the village centre and local amenities. The ground floor accommodation comprises of entrance hall, bright and inviting lounge with feature fireplace providing a cosy focal point to the room, spacious kitchen with storage and dining space, rear vestibule, third bedroom and accessible shower room. On the first floor the landing provides access to two further double bedrooms which completes the accommodation. This property also benefits from gas central heating and double glazing throughout.

Private outdoor space includes both fully enclosed, front and rear gardens with ample lawn space. Driveway with sufficient parking for two vehicles. Single, attached garage, large carport providing further parking space and shed.

Although in need of modernisation and some upgrading throughout, this property will appeal to a range of buyers. Early viewing is advised.

**LOCATION**

Situated in the village of Muir of Ord, this property boasts an excellent location within the village and offers an easy commuting distance to larger towns in the Highlands and Inverness. Nearby local amenities include convenience stores, butchers, fuel station, post office, Doctors surgery, community hub, local cafes and takeaway restaurants.

Fantastic leisure facilities are available such as an outdoor curling rink, bowling green and golf course. Muir of Ord is also home to the historic Black Isle Show Ground.

For younger children, Tarradale Primary School is within walking distance of the property. Older children would attend Dingwall Academy; a school bus service is offered.

Brilliant public transport links via bus and train are available in Muir of Ord within walking distance of the property. Other travel routes including A832, A862 and A9 are easily accessible. Muir of Ord is located approximately 3 miles from the town of Beaulieu, 6 miles from Dingwall and 13 miles from Inverness City.

**DIRECTIONS**

From Inverness take the A9 Northbound over the Kessock Bridge and follow to Tore roundabout, take the 1st exit onto the A832, sign posted for Muir of Ord and continue for 5 miles. Upon entering Muir of Ord, continue straight on Black Isle Road passing Tarradale Primary School on your left, at the crossroads junction, take a right onto Seaforth Road and continue for 0.2 miles to join Highfield Circle. Number 18 will be on your right-hand side, clearly signposted by a South Forrest for-sale board.

**KEY POINTS**

- Ample living space.
- Private gardens.
- Amenities nearby.
- Transport links nearby.
- Primary school within walking distance.

**ACCOMMODATION**

**ENTRANCE HALL**

4.66 x 1.90 (15'3" x 6'2")

Front external door, access to lounge, kitchen, shower room. Stairs to first floor with large cupboard underneath.

**LOUNGE**

4.56 x 3.69 to 3.25 (14'11" x 12'1" to 10'7")

Bright and spacious lounge with front facing window allowing for an influx of natural light. Feature wood burning stove with slate surround.



### KITCHEN

4.53 x 2.64 (14'10" x 8'7")

Wall and base mounted cabinets. Worktop space with one and half bowl, stainless steel sink with draining board and mixer tap. Integrated electric hob and oven/grill. Space for whitegoods. Ample dining space. Access to rear vestibule and double aspect front and side facing windows.



### SHOWER ROOM

2.17 x 1.90 (7'1" x 6'2")

Accessible wet room with walk in shower with seat. Wash hand basin with storage. W/C. Multiple grab rails, wall mounted cabinet, extractor fan and rear facing textured glass window.



### FIRST FLOOR

#### LANDING

1.48 x 0.89 (4'10" x 2'11")

Provides access to both double bedrooms. Shelved storage cupboard housing boiler.

#### BEDROOM ONE

3.69 x 3.67 (12'1" x 12'0")

Good sized double bedroom with one storage cupboard built into eaves. Front facing window.



#### REAR VESTIBULE

2.49 x 0.84 (8'2" x 2'9")

Worktop space and cupboard storing fuse box and electric meter. Rear door which leads into garage.

#### BEDROOM THREE

3.60 x 2.20 (11'9" x 7'2")

Ground floor small double bedroom with rear facing window. Fitted wardrobe for storage.



### BEDROOM TWO

3.65 x 3.01 (11'11" x 9'10")

Double bedroom, one fitted double wardrobe, one built in double wardrobe, one storage cupboard built into eaves. Side facing window



### CARPORT

Large carport at the end of the driveway, which can also be accessed through the garage and provides further storage or parking space and provides access to shed/workshop.



### SHED/WORKSHOP

Accessed through carport or rear garden. Workbenches, countertop space and storage.

### FRONT GARDEN

Private, fully enclosed garden with lawn space and paved path to front door. Gated access to driveway and street.



### EXTERNAL

#### GARAGE

4.38 x 2.07 (14'4" x 6'9")

Single, attached garage situated at rear of property with electricity supply. Wall and base mounted cabinets and ceiling mounted laundry pulley. Access to rear garden and carport.



### REAR GARDEN

Private, fully enclosed rear garden with paved slabs and access to shed.



### DRIVEWAY

Private driveway with sufficient parking space for two vehicles. Access to front garden and carport.



### EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks, integrated appliances and white goods are to be included in the sales price.

### SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

### EPC BAND

EPC Band D.

### COUNCIL TAX BAND

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

### VIEWINGS

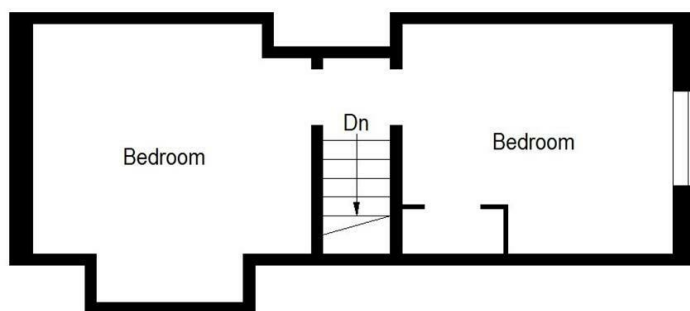
By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

### HSPC REFERENCE

61829.



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1226939 / Ref:91064)



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