

St Monans, Great North Road, Muir Of Ord IV6 7XR

Offers Over £168,000





Detached bungalow situated in the centre of Muir of Ord offering superb potential. Accommodation comprises: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, 2 Bedrooms and Bathroom. Double glazed and gas central heating. Flexible accommodation and ideal for a variety of purchasers. Enclosed rear garden with shed and greenhouse. Adjoining garage and off-street parking. Located in a quiet cul-de-sac within walking distance of amenities. Viewing is recommended.



Muir of Ord is a popular Highland village with a variety of shops, hotels, a post office, library and challenging golf course. Local primary school and secondary schooling is available in nearby Dingwall (7 miles). Railway station offering regular services to Inverness and Dingwall, ensuring easy access for commuters and shoppers alike. Inverness is within easy commuting distance being only 15 miles away and the pretty town of Beaulieu is 3 miles away. Glen Ord Distillery, one of Scotland's oldest whisky distilleries, is nearby. The surrounding countryside is ideal for touring, walking and cycling.



Entrance Vestibule: 1.00m x 1.00m

Entered via a wooden door with glazed panel. Further wooden door with glazed panel to hall.

Hall: 2.54m (w) x 1.96m (w)

Spacious entrance hall with window to the front. Large double cupboard offers excellent storage and stores the gas boiler. Open to the inner hall which has a shelved airing cupboard and access hatch to the attic. Fuse box and electric meter. Radiator.

Living Room: 5.46m x 2.82m

Bright and spacious room with window overlooking the rear garden. Tiled fireplace. Shelved alcove and wooden floor. Radiator.

Kitchen/Diner: 5.44m x 2.16m (w)

Galley-style kitchen with windows to the front and side. Floor and wall mounted units and a stainless steel sink/drainer. Large shelved pantry cupboard. Integral Logik electric oven and electric hob. Beko washing machine and Frigidaire freezer are included in the sale. Tiled splashbacks. Ample space for informal dining. Radiator. Sliding door leads through to living room.

Bedroom 1: 3.31m x 3.15m

Bright room with window to the rear. Radiator.

Bedroom 2: 4.15m x 3.98m

Spacious triple aspect room with windows to the side and rear of property and patio doors opening to the garden. Could also be used as a reception room. Radiator.

Bathroom: 2.41m x 1.63m

Three piece suite comprising WC, wash hand basin in a vanity unit and bath with electric shower over. Window to the front. Radiator.





Garage:

Large single garage adjoins the property. Up-and-over door to the front, with window and pedestrian door to the rear garden. Concrete floor, light and power.

Externally:

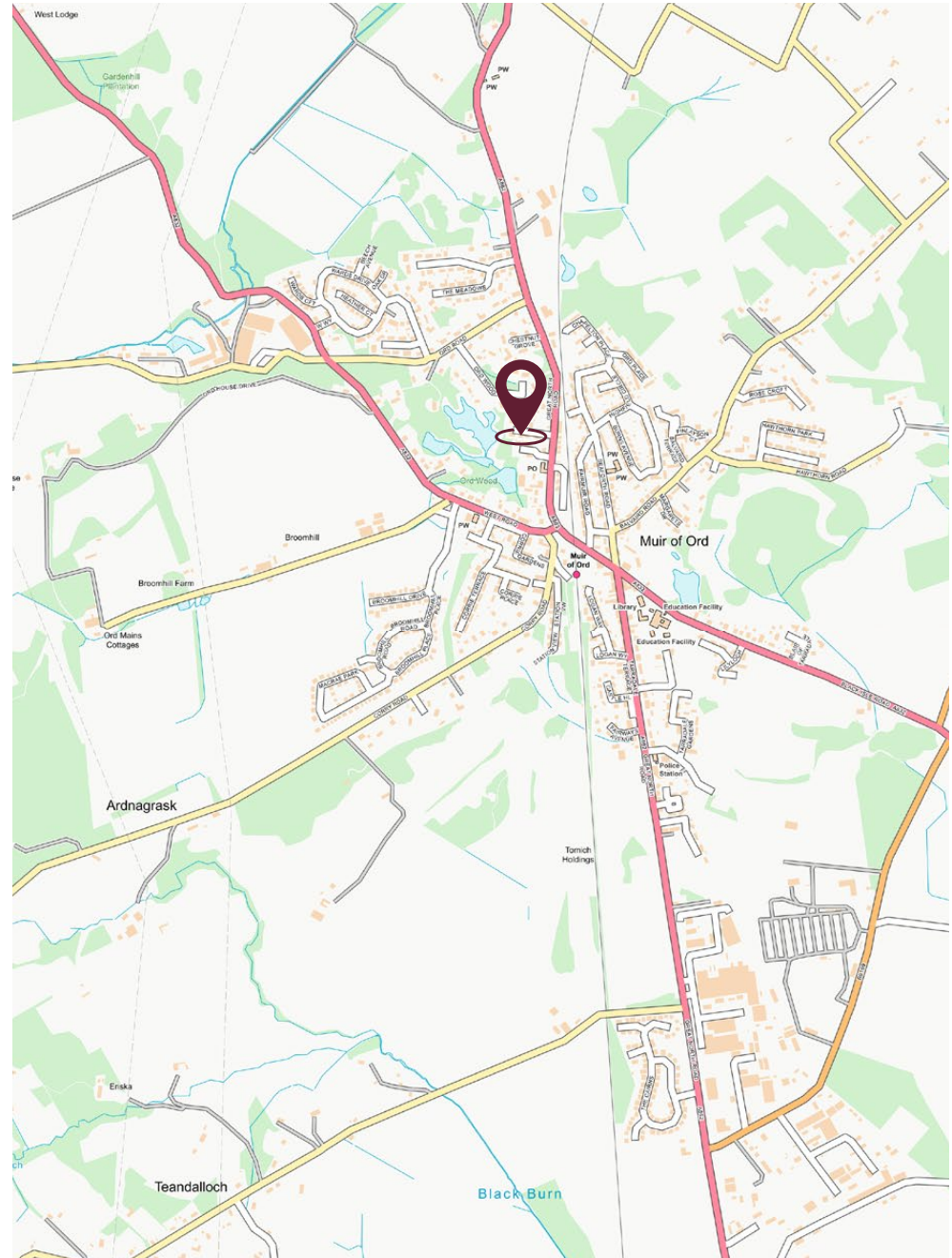
The property benefits from enclosed garden ground to the rear. Mainly laid to grass with a small water feature. The greenhouse, coal bunker and shed are included. A gravel driveway to the side and front provides off-street parking.

Viewing:

To view contact Aileen Gallacher on 07759 194140

EPC Rating: D**Location:**

<https://w3w.co/property.bottle.webcams>



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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