

This detached bungalow is within easy walking distance of the amenities in the popular village of Muir of Ord. Facilities available in the village include a Coop, filling station, take-away outlets, a cafe, a Golf Club, three hotels with restaurants & bars one of which is just along the drive from the house. There is also a pharmacy and a health centre. Beautifully which is 2½ miles away is a vibrant village with good choice of shops, cafes and hotels. A wider range of facilities are available in nearby Dingwall which is 6 miles away and has a full range of independent shops, supermarkets, and Post Office. Heading east Inverness, the capital of the Highland is 11 miles distant, the city has plenty to offer, a thriving economy and excellent road, rail and air links. The city boasts a wide and varied choice of restaurants, quality hotels and also has a lively entertainment and cultural scene. Regular bus and rail links are available from the village and it is a short commute to both Dingwall and Inverness. Primary schooling is available in Muir of Ord, with older children attending Dingwall Academy for which transport is provided. The surrounding area has beautiful forest and hill walks and has breathtaking scenery on the doorstep.

Built in 1963 this property is in need of attention. The exterior walls are of a single leaf timber construction clad externally with cedar cladding. The living quarters, being south west facing are bright and well appointed. There is substantial garden ground. This house would provide an ideal project.

Directions: From the village turn off the Great North Road on to the A832 West Road (signposted Strathpeffer/Ullapool) continue for approximately ½ Mile then take the left turn at the brown tourist sign for Estate of Ord. The house is the third property on the right. From the north turn off the A835 on to the A832 (Signposted Marybank), turn first left at the roundabout and follow the road for 4½ miles, just after the Distillery take a sharp right, The house is the third property on the right.

What3Words enter: [///birthdays.aims.severe](https://www.what3words.com/#!/birthdays.aims.severe)

N.B. This property is not suitable for a mortgage.

Services: Mains electricity, water and drainage.

Council Tax— C

A Home Report is available on request

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Floor coverings, curtains, blinds and kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



HIGHLAND HOMES

Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ

Tel: 01349 865125 (Property)
Tel: 01349 862214 (Main)

Email: property@highlandhomes.co.uk
Web: highlandhomes.co.uk



HIGHLAND HOMES
by Middleton Ross

FOR SALE



3 Ord House Drive, Muir of Ord, Ross-shire, IV6 7UQ

Offers Over £125,000

- Detached Bungalow
- Vestibule
- Hall
- Lounge
- Kitchen/Diner
- Large Porch
- Three Bedrooms
- Bathroom
- Electric Storage Heating
- Single Glazing
- Garden Surrounding House
- Approx. 0.6 Acres of Land
- Off Road Parking
- Single Garage
- EPC Rating Band G

01349 865125
highlandhomes.co.uk

REF 25

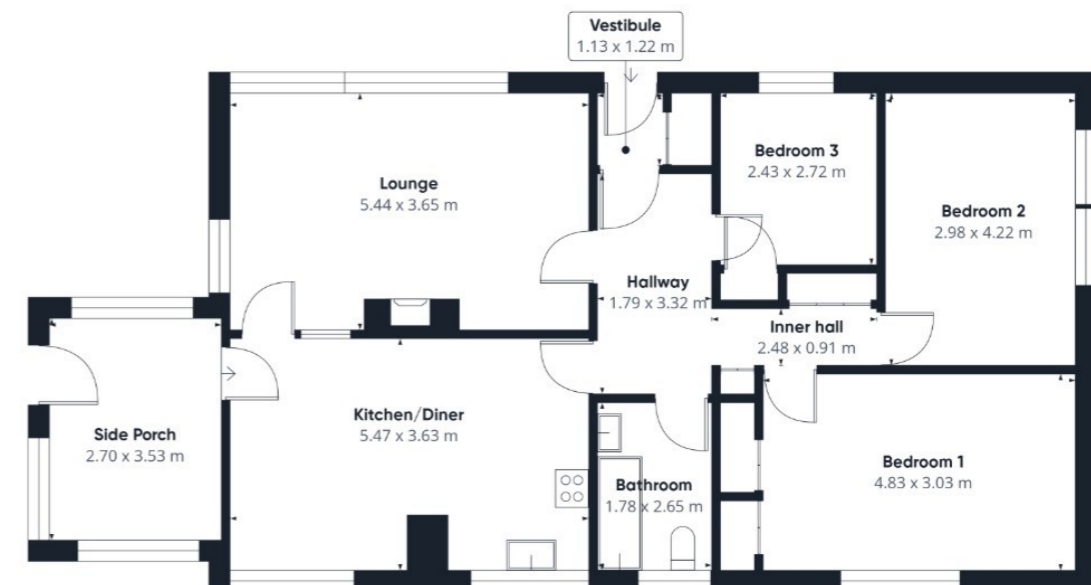
rightmove
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 PrimeLocation.com



3 Ord House Drive, Muir of Ord, Ross-shire, IV6 7UQ

Offers Over £125,000

Detached Cedar clad bungalow situated in the popular village of Muir of Ord.



Approximate Floor Area 103m²