



Services

Mains water, electricity and drainage.

Extras

All carpets and fitted floor coverings.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

Strictly by appointment via Munro & Noble Property Shop -
Telephone 01463 22 55 33.

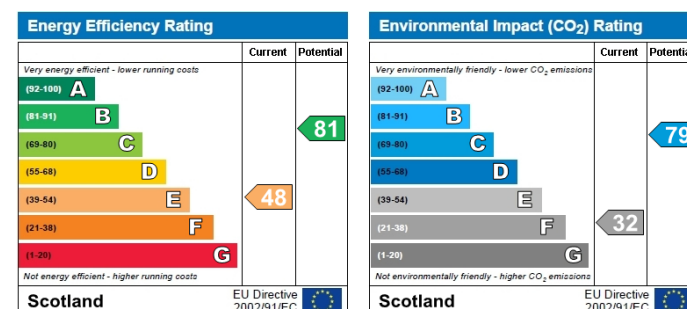
Entry

By mutual agreement.

Home Report

Home Report Valuation - £195,000.

A full Home Report is available via Munro & Noble
- property@munronoble.com



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.


INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.


6 The Meadows, Muir of Ord IV6 7QL

A three bedroom detached bungalow with garden, garage and off street parking.

hspc OFFERS OVER £195,000
HSPC Reference: 58576

 The Property Shop, 47 Church Street,
Inverness

 property@munronoble.com

 01463 22 55 33

 01463 22 51 65

Property Overview



Detached



3 Bedrooms



1 Reception



2 Bathroom



Garden



Electric



Garage

Kitchen



Occupying a generous plot in the desirable Meadows area of Muir of Ord, this three bedroom detached bungalow is fully double glazed, has electric heating and boasts ample storage provisions throughout. Although requiring a degree of modernisation, this property could make an ideal family home and early viewing is recommended. The well-proportioned accommodation comprises an entrance vestibule, an entrance hall, a lounge with feature gas fire, a family bathroom, three bedrooms, with the master having an en-suite shower room and a utility room that comprises base mounted units, a sink with drainer and has plumbing for a washing machine. The accommodation is completed by a kitchen/diner which provides ample space for informal dining and comprises wall and base mounted units with acrylic worktops. Integrated goods consist of an electric hob with Neff hood over, a Neff double electric oven, a dishwasher and an under-counter fridge. The family bathroom comprises a WC, a sink and bath and has complimentary tiling. The gardens lie to the front, side and rear of the property, with the front garden being of low maintenance as its laid to gravel with some shrubs and hedges. A gravel driveway provides ample space for off-street parking for a number of vehicles and in turn leads to the detached single garage and garden room which has been fire damaged. The sizeable rear garden is fully enclosed by hedging and is mainly laid to grass with a small patio area. Muir of Ord is serviced by bus and train services to both Inverness and Dingwall. It has local shops including a general store, a Post Office, a petrol station and a number of hotels. Primary schooling is located in the village, while older children can attend Dingwall Academy which is approximately 6 miles away. Muir of Ord is approximately 13 miles from the city of Inverness where a comprehensive range of shops and amenities can be found including Eastgate Shopping Centre, High Street shops, hotels, cafés, bars, restaurants, supermarkets and both bus and train stations.

Lounge



Rooms & Dimensions

Entrane Vestibule	Approx. 1.53m x 1.59m
Entrance Hall	
Lounge	Approx. 5.67m x 4.53m
Kitchen/Diner	Approx. 5.17m x 3.20m
Utility Room	Approx. 1.65m x 3.32m
Bedroom One	Approx. 4.35m x 4.29
En-Suite Shower Room	Approx. 2.32m x 2.58m
Bedroom Two	Approx. 3.30m x 4.29m
Bedroom Three	Approx. 2.97m x 3.38m
Bathroom	Approx. 2.70m x 3.31m

Bedroom One



Diner



Bathroom



En Suite Shower Room



Bathroom Two

