



4 Balvaird Terrace, MUIR OF ORD, IV6 7TR

Offers Over £130,000

REF: 60724





This two bedroom, end-terrace bungalow, is located in the village of Muir of Ord within walking distance of excellent facilities and easy commuting distance of both Inverness and Dingwall. The property, which is in need of some upgrading, currently benefits from double glazing, a combination of electric warm air ducted heating and some panel heaters along with a private rear garden. With ample storage and well proportioned rooms, once renovated, this property would represent an ideal home for a first time buyer, young family or someone looking to downsize.

Viewing is highly recommended to fully appreciate the potential this bungalow has to offer and the convenient location.

The accommodation consists of: an entrance vestibule with store cupboard; inner hall with two store cupboards, one housing the heating system; front facing lounge; a well appointed kitchen with a selection of base and wall mounted units, free standing electric cooker, washing machine, fridge freezer, store cupboard and door giving access to the back garden; two double bedrooms one with mirrored wardrobes and shower room comprising a WC, wash hand basin and free standing electric powered shower.

The garden area to the front of the property is well populated with mature trees and bushes, while the fully enclosed rear garden is mainly laid to shrubs and bushes with a paved patio area providing an ideal venue for al fresco dining. A communal car parking area to the rear of the property provides ample parking for both residents and visitors.

The property is within easy walking distance of all the excellent facilities on offer in the village including a general store, bakers, takeaway, chemist, butchers and Post Office. The railway station is close by and offers a regular service to Inverness City. Education is provided at Tarradale Primary School which is also within walking distance while secondary pupils attend Dingwall Academy to which bus transportation is provided daily.

Inverness, the main business and commercial centre in the Highlands is a very easy commuting distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance Vestibule	1.51m x 1.20m (4'11 x 3'11)
Hall	3.18m x 2.46m (10'5 x 8'0)
Kitchen	4.20m x 2.85m (13'9 x 9'3)
Lounge	4.03m x 4.26m (13'3 x 14'0)

Bedroom 1	3.45m x 3.28m (11'3 x 10'9)
Bedroom 2	3.47m x 3.09m (11'5 x 10'2)
Bathroom	2.20m x 1.67m (7'3 x 5'6)



General

All floor coverings, light fittings, cooker, washing machine and fridge freezer are included in the asking price.

Services

Mains water, drainage and electric.

Council Tax

Council Tax Band A

EPC Rating

D

Post Code

IV6 7TR

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

GRM/JD/REID0131/4

Price

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Directions

From Inverness take the A9 North. At the Tore roundabout take the first exit signposted Muir of Ord, continue into the village and at the T-junction turn right onto Seaforth Road. Take the first right into Seaforth Road and then first left into Balvaird Terrace. The property is further along on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

