



Station House, Corry Road, Muir of Ord, IV6 7TJ

Offers Over £250,000

REF: 61216





Station House is a substantial three-bedroom property, built circa 1867, and is located in the centre of the village of Muir of Ord, within walking distance of all the excellent village facilities and is within easy commuting distance of Inverness, Dingwall and the airport. The villa benefits from double glazing, gas-fired central heating and a generous wrap around garden. With ample storage and very well-proportioned rooms, this property represents a very comfortable family home for those looking for a village lifestyle with nearby City convenience.

Only by viewing can you fully appreciate this charming property and the truly convenient location.

The accommodation consists of; a sun porch which enjoys views across the garden, inner hallway a front facing bright lounge with a marble fire surround and ornamental alcoves with storage; kitchen/diner with a selection of base and wall mounted units, free standing electric cooker, fridge freezer and washing machine; rear hallway with store cupboard; double aspect bedroom with en-suite facilities comprising a WC, wash hand basin and large electric powered shower, this shower room has Jack and Jill door to rear hall, on the upper floor are two generous bedrooms and bathroom comprising a three piece suite with electric powered shower over the bath.

The property, which has South facing front aspects sits within a fully enclosed generous garden, mainly laid to lawn with a good selection of mature shrubs, bushes and fruit trees, along with a garden shed which has power, light, tumble dryer and freezer. A gated driveway leads to a parking/turning area.

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

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

Porch	2.62m x 1.92m (8'6 x 6'3)	Bedroom 2	4.52m x 4.81m (14'9 x 15'9)
Kitchen/Diner	6.20m x 2.39m (20'3 x 7'9)	Bedroom 3	4.56m x 4.50m (15'0 x 14'9)
Lounge	4.49m x 4.24m (14'9 x 13'11)	En-suite	2.26m x 1.55m (7'5 x 5'0)
Hall	2.05m x 3.42m (6'9 x 11'3)	Rear Hall	2.45m x 0.96m (8'0 x 3'2)
Bedroom 1	4.68m x 4.47m (15'3 x 14'8)	Bathroom	1.97m x 1.75m (6'6 x 5'9)



General

All floor coverings, light fittings, curtains and white goods are included in the asking price.

Services

Mains water, electric, drainage and gas.

Council Tax

Council Tax Band D

EPC Rating

E

Post Code

IV6 7TJ

Entry

By mutual agreement.

Viewing

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

Reference

RC/JD/FARE0003/2

Price

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Directions

From Inverness take the A9 North. At the Tore roundabout, take the first exit on your left sign posted Muir of Ord. Continue into the village and at the junction go straight over the railway bridge, with the Coop on your left. Take the next left into Corry Road and next left again where you will see the property on your left-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.

