

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency. See the green.



Services

Mains electricity, gas, water, and drainage.

Extras

All carpets and fitted floor coverings. Fridge-freezer, washing machine and dishwasher. Some items of furniture may be available under separate negotiation.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

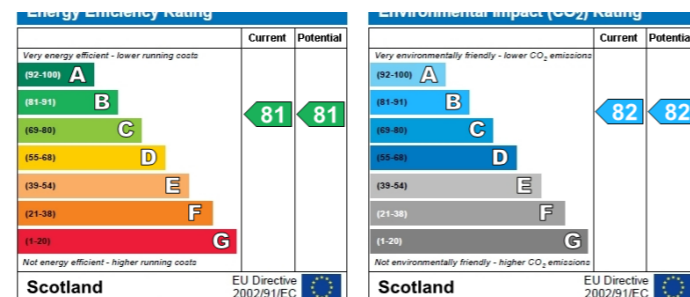
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £125,000
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.

**11 West Way
Muir of Ord
IV6 7PD**

A spacious ground floor two bedroom apartment with residents parking.

OFFERS OVER £123,000
HSPC Reference: 58548

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Located in a small residential development in Muir of Ord, this two-bedroom ground floor apartment boasts its own independent access and will appeal to a wide range of prospective purchasers including the first-time buyer or those looking for a property with great letting potential. The well-proportioned accommodation consists of an entrance hall, with a storage cupboard, a sizeable lounge, a bathroom which comprises a WC, a sink and a bath with mains shower over, two bedrooms, both of which have fitted storages facilities, while the master bedroom benefits from an en-suite shower room. Completing the accommodation is a modern open plan kitchen/diner which comprises wall and base mounted units with worktops, a gas hob with hood over, an electric oven and an integrated fridge-freezer. Included in the sale price is a washing machine and a dishwasher. Further pleasing features include a communal garden, gas central heating, double glazing and off-street parking. Early viewing is recommended. Muir of Ord is serviced by bus and train services to both Inverness and Dingwall. Local shops include a general store, a Post Office and a petrol station. 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.

ROOM MEASUREMENTS

Entrance Hall

Lounge	Approx. 4.98m x 4.05m
Kitchen/Diner	Approx. 4.46m x 2.90m
Bedroom One	Approx. 3.85m x 3.80m
En-suite Shower Room	Approx. 2.24m x 1.73m
Bedroom Two	Approx. 3.59m x 2.94m
Bathroom	Approx. 2.64m x 1.96m

