

**Services**

Mains water and electricity. Drainage is to a septic tank.

**Extras**

All carpets, fitted floor coverings, selected curtains, blinds, and garden shed.

**Heating**

Oil fired central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

D

**Viewing**

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

**Entry**

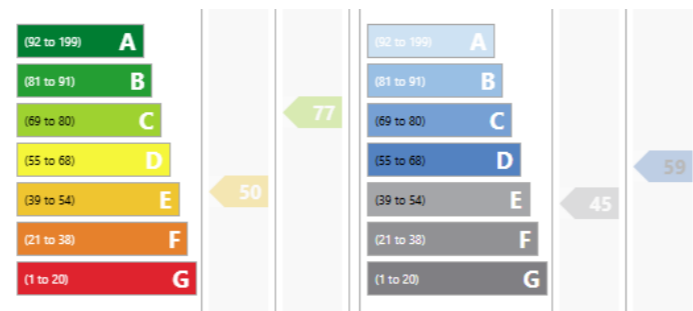
By mutual agreement.

**Home Report**

Home Report Valuation - £245,000  
A full Home Report is available via Munro & Noble website.

**Directions**

[https://goo.gl/maps/x7LCSAVXMgpnb8HKA?g\\_st=aw](https://goo.gl/maps/x7LCSAVXMgpnb8HKA?g_st=aw)



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

**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.

**3 Orrinside  
Muir Of Ord  
IV6 7XA**

Quietly positioned in nature, this adorable cottage has three bedrooms, garden grounds and gorgeous views to the front and rear elevation.

**OFFERS OVER £245,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached Cottage
- 3 Bedrooms
- 1 Reception
- Sunroom
- 1 Bathroom
- Oil
- Garden
- Carport



Kitchen/Diner



Kitchen/Diner



Utility Room



Bathroom



Sunroom



Bedroom One



Bedroom Two



Lounge



**Property Description**

3 Orrinside is a picturesque, three bedroomed detached cottage which occupies an enviable plot and is situated in a peaceful and serene location. Privately nestled between scattered woodland and the neighbouring countryside, this charming South facing home is sure to appeal to any buyers looking to live in one of the Highlands' most stunning areas of natural beauty. Spread over two floors, the accommodation features a mix of original and modern features, including cornicing, deep skirtings, colourful tiling, and stunning exposed stone walls which feature in the lounge, making this a one of a kind property. A well positioned sunroom which overlooks the front garden greets you as you enter the cottage, and leads to the entrance hall. From here can be found a double bedroom with feature woodburning stove, the family bathroom which comprises a WC, wash hand basin and bath with complementary tiling and the front facing lounge. This warm and inviting room provides a lovely space for cosy evenings indoors, which are to be enjoyed in front of the multi-fuel stove. This leads to the useful utility room (and lean to) which has a sink, base mounted cabinets, and plumbing for a washing machine. The ground floor is completed by the kitchen/diner, which is soaked in warm, ambient light through the double aspect windows and French doors which lead to the patio area, offering indoor/outdoor living. The fully equipped kitchen is practical and features a good range of mounted cabinets, and has a 1½ sink drainer with mixer tap, an induction hob with extractor over and an electric oven. It also provides ample space for a large table and chairs for family meals, and further space for a fridge-freezer and dishwasher. Upstairs, the small landing has fitted storage facilities and hosts two bedrooms which lie to the front elevation and afford lovely views over the surrounding countryside. Further pleasing features include double glazed windows, and oil fired central heating, that can be activated by the Hive Active heating system. Outside, well maintained gardens surround the cottage, and are laid to a combination of lawn, gravel and patio. A plum tree, mixed with colourful shrubs, hedging and mature trees compliment the grounds, which are fully enclosed by fencing. A shared driveway to the front and side elevation offers parking for two cars, as well as the carport, which leads to the neatly packed log store and garden shed. The property is located on the outskirts of Muir of Ord, a vibrant village located on the edge of the Black Isle which offers a blend of countryside living with excellent connectivity to nearby towns and cities. The village provides a good range of local amenities, including a small supermarket, shops, cafes, and restaurants. Families are well-served by Marybank and Tarradale Primary School, with secondary education available at Dingwall Academy. The location is ideal for walkers and cyclists alike, with many lovely forest walks and country routes nearby, including Falls of Orrin.

**Rooms & Dimensions**

- Sunroom  
Approx 3.32m x 2.30m
- Entrance Hall
- Bedroom Three  
Approx 3.27m x 4.31m
- Bathroom  
Approx 2.30m x 2.17m
- Lounge  
Approx 4.32m x 3.14m
- Utility Room  
Approx 3.54m x 2.32m
- Kitchen  
Approx 3.97m x 4.94m
- Landing
- Bedroom One  
Approx 3.25m x 3.73m
- Bedroom Two  
Approx 3.24m x 3.75m



Entrance Hall



Bedroom Three

