



Services

Mains electricity, gas and water.
 Drainage is understood to be private and shared with neighbouring dwellings. The water is borne to a septic tank.

Extras

All carpets, fitted floor coverings and blinds. Free standing oven/hob. Children's climbing frame can be included in the sale if required.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

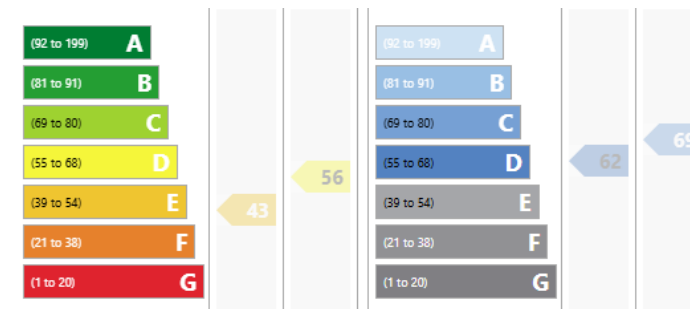
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £210,000
 A full Home Report is available via Munro & Noble website.



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.



2 Ord Distillery Muir Of Ord IV6 7UJ

2 Ord Distillery is a three bedroomed semi-detached bungalow which boasts off road parking, garage, gas central heating and double glazed windows throughout.

OFFERS OVER £208,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



Kitchen



Kitchen



Bedroom One



Bedroom Two



Lounge/Dining Room



Property Description

2 Ord Distillery is a charming, three bedroomed semi-detached bungalow with detached garage, situated on the outskirts of the vibrant village of Muir of Ord. Occupying a sizeable plot, this property boasts front and rear gardens, gas central heating, double glazing and will make a comfortable family home. Inside, you are met with a bright entrance hall, off which can be found three double bedrooms, a family bathroom comprising a WC, a vanity wash hand basin and a bath with mains shower over, finished with wet walling, and a welcoming lounge/dining room. This generously sized room provides space for a table and chairs for informal dining, has a window to the front elevation giving plenty of natural light, and features a stylish electric fire. From here, a glass panelled door gives access to the kitchen, which then gives access to the well-kept rear garden. There are a number of wall and base mounted units with worktops, a 1 ½ sink drainer with mixer tap, splashbacks and space for a washing machine, small dishwasher and fridge-freezer. Included in the sale is a free-standing gas cooker. A great feature of the property is the storage it provides, with all three of the bedrooms having storage, living/dining room, plus a cupboard in the entrance hall. On top of this there is a fully floored loft, which is accessible through bedroom two, and comes with power, lighting and two Velux windows. Subject to gaining the relevant warrants and permissions, this fantastic space has excellent potential for a variety of uses. Externally, the front elevation has a stone driveway offering space for up to four cars, and leads to the garage and workshop. The garden is a combination of lawn, and gravel, with mixed shrubbery and is enclosed by timber fencing. The rear garden is fully enclosed by timber fencing and mature trees, and sited here is a stone shed and a raised flower bed. It is predominantly laid to lawn with a paved patio area, perfect for al-fresco dining. The property also is within walking distance to the recently renovated Estate of Ord and The Singleton of Glen Ord Distillery. Muir of Ord is serviced by bus and train services to both Inverness and Dingwall. There are local shops including a Scotmid, a Post Office, takeaway, bakery, 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.

Lounge/Dining Room



Bedroom Three



Bathroom



Rooms & Dimensions

Entrance Hall

Lounge/Dining Room
Approx 3.48m x 5.05m

Kitchen
Approx 3.03m x 3.85m*

Bedroom One
Approx 3.50m x 4.05m

Bedroom Two
Approx 3.37m x 4.05m*

Bathroom
Approx 1.83m x 1.98m

Bedroom Three
Approx 3.05m x 3.85m

Garage
Approx 2.83m x 3.06m

Workshop
Approx 2.12m x 3.00m

*At widest point

