

#### Services

Mains water, electricity, and drainage.

#### Extras

All carpets and fitted floor coverings. Blinds, selected curtains, wardrobes in the principal bedroom and greenhouse.

#### 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.

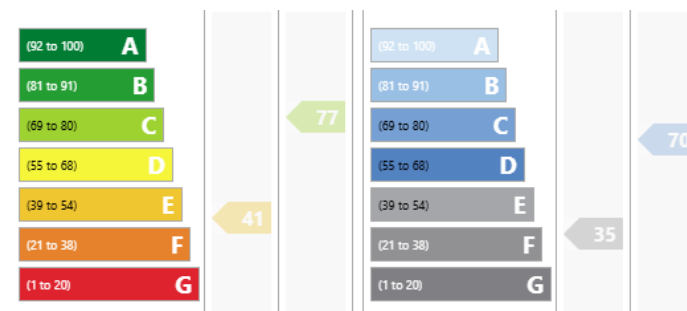
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £330,000

A full Home Report is available via Munro & Noble website.



## Easdale, Great North Road Muir Of Ord IV6 7SU

*Easdale is a fantastic, four bedroomed detached villa with conservatory, located in Muir of Ord that has a detached single garage, landscaped garden grounds, and oil heating.*

**OFFERS OVER £328,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

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📠 01463 22 51 65

#### Property Overview









**Bedroom One**



**En-Suite Shower Room**



**Bedroom Two**



**Bedroom Three**



**Bedroom Four**







Property Description

Located in the vibrant village of Muir of Ord, and within easy walking distance of number of excellent amenities including Muir of Ord primary school and golf club, Easdale is an imposing, four bedroomed detached stone-built villa that has well proportioned rooms spread over two floors and has been designed for comfortable family living. Dating back to circa 1900, the flexible accommodation is substantial in size and has a number of great features including high ceilings and archways, double glazed windows, oil heating and landscaped garden grounds. Upon entering the property, you are met with an entrance vestibule that opens onto the ground floor, principal bedroom with deluxe en-suite shower room with underfloor heating and small wardrobe, a warm and welcoming lounge, an inner hall, useful WC and conservatory. The utility room and kitchen/diner lay to the rear elevation, and complete the ground floor accommodation. The open plan kitchen/diner is a bright and airy space and gives access to the rear. It features a 1 ½ sink drainer with mixer tap and a range of sleek Magnet wall and base mounted units with worktops, along with matching island/breakfast bar for informal dining. There is a walk-in pantry, and integrated appliances include a Hotpoint Induction hob with extractor over, a newly installed NEFF, eye-level double oven with Hotpoint microwave, a fridge-freezer and dishwasher. The utility room has plumbing for a washing machine and space for a tumble dryer, and offers additional storage. Off the kitchen is conservatory, from which views over the garden can be enjoyed and accessed. From the kitchen, a staircase rises to the first floor which houses a landing (with skylight window and loft access) the family bathroom which has a bath, a wet-walled shower cubicle, and vanity wash hand basin, and finally, three well presented double bedrooms, two boasting built-in storage. The superb use of glazing throughout this home won't go unnoticed by visitors, with the majority of the rooms being double aspect, allowing a profusion of natural light to flood the rooms throughout the day. The star attraction of the beautiful home is beautiful garden grounds which have been well maintained and surround the property. Delicately decorated with a number of colourful shrubs, flowers and hedging, keen gardeners will enjoy vegetable/fruit beds, as well as the appealing decking area which is the perfect space to entertain, relax as a family and enjoy al-fresco dining with the BBQ stand. Walling and timber fencing provide ultimate privacy, and sited within the grounds is a greenhouse and shed. The side and rear elevation are laid to gravel and provide sufficient space for off-road parking and turning for numerous vehicles, as well as boasting a single detached garage. Viewing of this property is essential as it occupies an extensive plot, is the perfect purchase for those wanting a quality, family home in a convenient location. 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 to the rear of the property, while older children can attend Dingwall Academy which is approximately 6 miles away.



Rooms & Dimensions	
Entrance Vestibule	Approx 1.66m x 0.41m
Ground Floor Bedroom	Approx 4.05m x 3.52m
En-Suite Shower Room	Approx 4.08m x 3.91m
Lounge	Approx 6.22m x 4.05m
Conservatory	Approx 2.25m x 2.98m
Kitchen/Diner	Approx 6.42m x 5.95m*
Utility Room	Approx 1.60m x 1.51m
Inner Hall	
WC	Approx 1.31m x 1.89m
Landing	
Bedroom Two	Approx 4.55m x 3.37m
Bedroom Three	Approx 4.09m x 3.50m
Bathroom	Approx 2.74m x 2.37m
Bedroom Four	Approx 4.09m x 3.41m
Garage	Approx 6.64m x 3.36m
*At widest point	