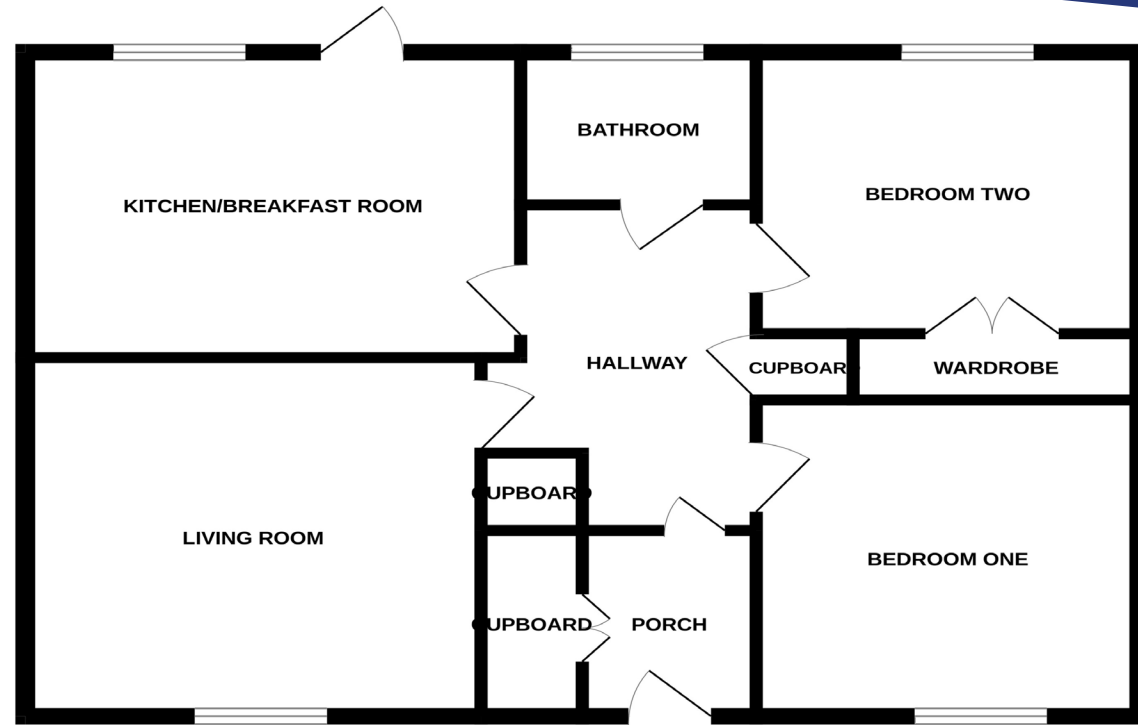




Services

Mains water, gas, electricity and drainage.

Extras

All fitted floor coverings and a washing machine.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

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

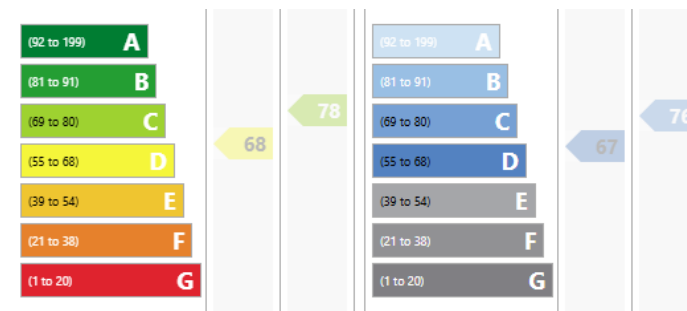
Entry

By mutual agreement.

Home Report

Home Report Valuation - £170,000

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.



4 Balvaird Terrace Muir Of Ord IV6 7TR

An immaculate, two bedroomed end-terraced bungalow which boasts modern interior, off-street parking, gas central heating and garden grounds.

OFFERS OVER £170,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview





Lounge/Dining Room



Kitchen

Property Description

Situated in the vibrant village of Muir of Ord, 4 Balvaird Terrace is a fully modernised, two bedroomed end-terraced bungalow which boasts front and rear gardens, off-road parking, gas central heating, double glazed windows and attractive flooring. Making a comfortable home for first time buyers and young families, early viewing is encouraged to appreciate the accommodation and neutral décor within, as well as its convenient location. Inside, you are met with a welcoming entrance vestibule which has a good sized cupboard, and leads way to the bright and spacious hallway. Here you will find two bright and airy double bedrooms, a family shower room comprising a wash hand basin, WC and a shower cubical with double shower head, finished with wet-walling, and a generously sized lounge. This room has a window to the front elevation, giving plenty of natural light throughout the day and provides enough space to accommodate a table and chairs for informal dining. The well appointed kitchen is fitted with number of contemporary wall and base mounted units with worktops and splashback tiling, and a sink drainer with mixer tap. There is a useful cupboard and integral goods include a electric oven and hob with extractor fan over. Further to this is a free-standing washing machine and space for a fridge-freezer. Access to the garden is accessed via the door to the rear elevation. A great feature of the property is the storage it provides, with the principal bedroom having double wardrobes, and the hallway having two cupboards. From here, you can also gain access to the loft, which provides further storage space if needed.

Externally, the front garden is laid to gravel, keeping it low maintenance and has driveway offering space for up to two cars. The rear garden is accessed from the kitchen is a combination of slabs, gravel, with mixed shrubbery and is enclosed by timber fencing, providing privacy.

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.



Bedroom One



Bedroom Two

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 4.23m x 4.01m
- Kitchen
Approx 2.74m x 4.14m
- Shower Room
Approx 1.68m x 2.21m
- Bedroom One
Approx 3.30m x 3.46m
- Bedroom Two
Approx 3.07m x 3.47m



Shower Room

