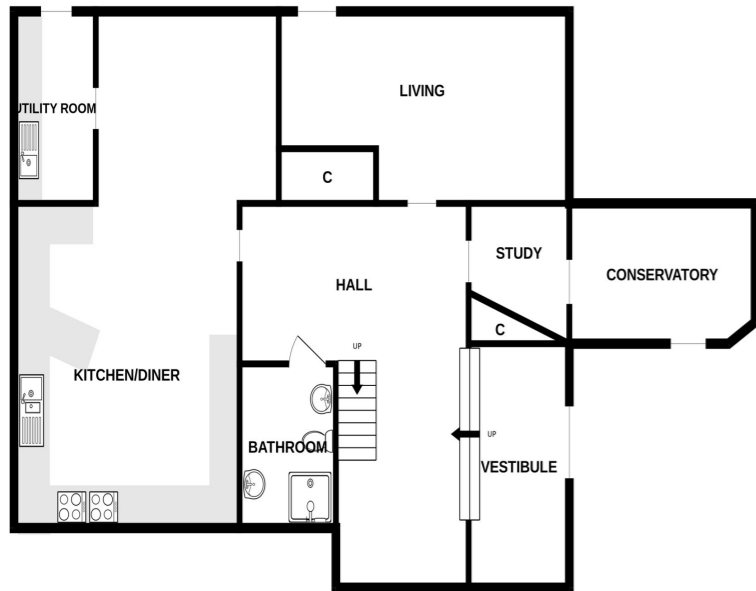


GROUND FLOOR



1ST FLOOR



Services

Mains electricity, private water supply, and drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, curtains and blinds. Washing machine, tumble dryer, fridge-freezer and Flavel Milano 100 gas Range Cooker.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Entry

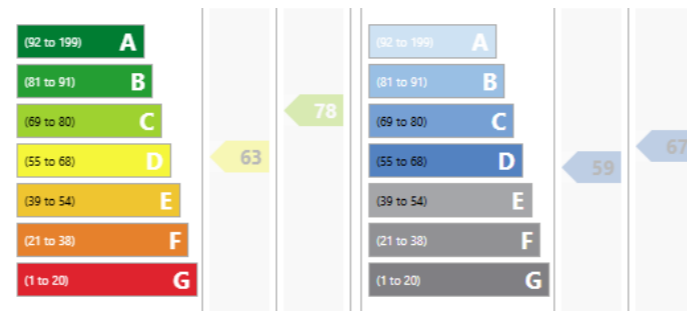
By mutual agreement.

Viewing

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

Home Report

Home Report Valuation - £405,000
A full Home Report is available via Munro & Noble website.



HOME REPORT VALUATION £405,000

**L'orien
Blackwood, Muir Of Ord
IV6 7UL**

An impressive, five bedroomed detached villa with detached garage that benefits from double glazing, oil fired central heating and stunning views.

OFFERS IN THE REGION OF: £395,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached House
- 4/5 Bedrooms
- 2 Receptions
- 2 Shower Rooms
- Study
- Oil
- Garden
- Garage

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.

Bedroom One



Bedroom Two



Bedroom Three



First Floor Shower Room



Bedroom Five/Office



Kitchen/Dining Area



Kitchen/Dining Area



Kitchen/Dining Area



Utility Room



Conservatory/Sunroom





Property Description

L'orien is an imposing, five bedroomed detached villa located on the outskirts of Muir of Ord, on the popular Black Isle and is within easy commuting distance of the city of Inverness, and town of Dingwall. Occupying a generous sized plot and enjoying views over surrounding countryside and beyond, this gorgeous property would comfortably suit large families, and will also appeal to professionals working from home. The accommodation is spread over two floors, and offers a wealth of features including a wood burning stove, ample storage provisions, double glazed windows, oil fired central heating, a gated gravel driveway and a detached garage. Inside, a radiant reception hall (with fitted storage facilities) leads to the study, which is currently being utilised as a hair salon and has a brilliant conservatory/sunroom off, a handy shower room, and a substantial double aspect lounge which features a wood burning stove set on tiled hearth. The appealing kitchen/dining area offers an excellent space for a large table and chairs for formal dining, and is fitted with wall and base mounted units with worktops and matching breakfast bar, and has a 1 1/2 stainless steel sink with mixer tap and drainer. There is an integrated dishwasher, and a free-standing fridge-freezer and a Flavel Milano 100 gas Range Cooker which are included in the sale. Off the kitchen is the utility room, which has an additional sink, mounted cabinets, a washing machine, tumble dryer and a door to the rear garden. Upstairs comprises a landing, (which the loft can be accessed from) a single bedroom which is currently being utilised as an office and a further four double bedrooms, all of which benefit from fitted wardrobes, with the principle bedroom having the luxury of a balcony seating area accessed through patio doors. The first floor is completed by a stylish shower room which has a vanity wash hand basin, WC and a wet-walled shower cubicle.

Externally, the extensive garden grounds surround the property, and incorporate areas of lawn, paving and gravel which are decorated by a number established shrubs and potted plants. A sweeping driveway offers sufficient space for off-road parking and turning for numerous vehicles, and leads to the detached garage which has electricity, lights, barn doors, and a useful bike shed, which is located to the rear elevation. The rear garden hosts a generous decking area, ideally positioned to enjoy the warm summer months and al-fresco dining, while absorbing the stunning views of the neighbouring countryside. Sited within the grounds is small a potting shed, which is attached to the timber outbuilding, that is a great versatile space, offering a number of uses. Viewing of L'orien is essential as it occupies an extensive plot, and is the perfect purchase for those wanting a quality, family home in a convenient but serene location.

Muir of Ord is serviced by bus and train services to both Inverness and Dingwall. Local shops include a general store, 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.



Study



Ground Floor Shower Room



Rooms & Dimensions

Reception Hall

Study
Approx 3.46m x 2.53m

Conservatory/Sunroom
Approx 4.47m x 5.68m

Lounge
Approx 6.86m x 4.28m*

Kitchen/Dining Area
Approx 8.97m x 4.98m*

Utility Room
Approx 1.58m x 2.92m

Ground Floor Shower Room
Approx 2.33m x 2.16m*

Landing

Bedroom Four
Approx 2.97m x 4.55m*

Bedroom One
Approx 5.65m x 2.90m

Bedroom Five/Office
Approx 3.37m x 2.08m

Bedroom Two
Approx 2.77m x 4.84m*

Bedroom Three
Approx 2.76m x 3.64m

First Floor Shower Room
Approx 2.16m x 2.33m

Garage
Approx 4.74m x 4.75m

Outbuilding
Approx 3.96m x 4.59m

*At widest point

