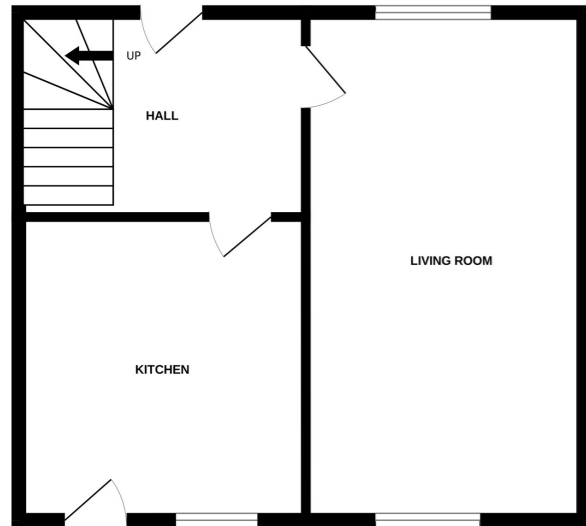
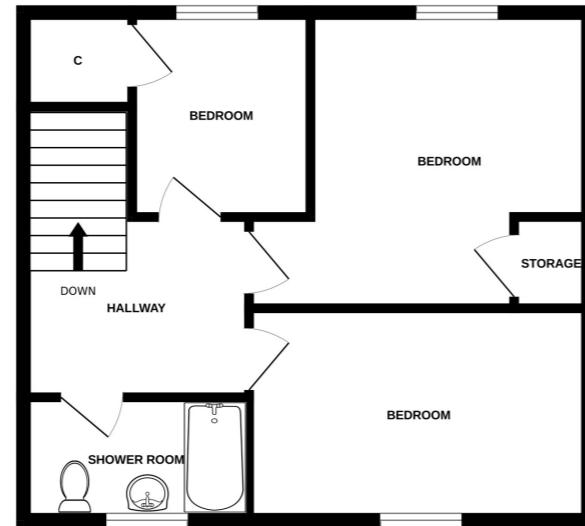


GROUND FLOOR



1ST FLOOR



Services

Mains electricity, water, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and a freezer.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

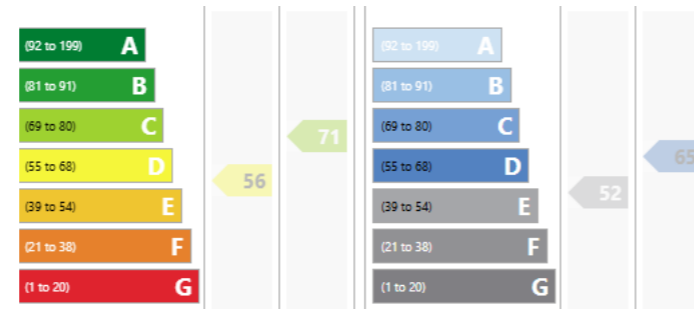
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £175,000
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.

**Benmuir, 3 Burns Avenue
Muir Of Ord
IV6 7TQ**

An attractive three bedroomed, semi-detached villa that boasts oil fired central heating, double glazing and off-street parking.

OFFERS OVER £173,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Semi-Detached House
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Oil
- Garden
- Driveway

Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge/Dining Room



Property Description

A great opportunity to purchase an immaculate, three bedroomed semi-detached villa located in the lively village of Muir of Ord, which is in easy commuting distance to the town of Dingwall and the city of Inverness. Boasting well-proportioned accommodation that is spread over two floors, this home is in walk-in condition and benefits from double glazed windows, oil fired central heating, neutral décor, off-street parking and well-kept garden grounds. It will suit a number of purchasers including first time buyers or those looking for a family sized home, and viewing is highly recommended to fully appreciate the size of the accommodation within, as well as the convenient location it occupies. On entering the property, you are greeted with an entrance hall, off which leads to the kitchen and the bright and airy lounge/dining room. This room is spacious in size and features a fireplace, and provides great natural light from being a double aspect room. The well appointed kitchen gives access to the rear elevation and is fitted with numerous wall and base mounted units with worktops and tiled splashbacks, plus a 1 1/2 stainless sink with drainer and mixer tap. There is a good sized storage cupboard, and an integrated oven, and electric hob with fan over. Included in the sale is a under-counter freezer. From the entrance hall, stairs rise to the first floor accommodation which has a landing (with loft access) two double bedrooms and a single bedroom, with two having fitted storage facilities. Completing the accommodation is the bathroom which is partially tiled and fitted with a WC, a wash hand basin and a bath with electric shower over.

Externally, the property has gardens to the front and rear elevation. The front garden is tiered and split into sections incorporating an area of lawn and patio, which is enclosed by hedging, and further areas laid to a combination of gravel and bark. The slopped, rear garden is predominantly laid to lawn with a patio area, positioned to enjoy the sunnier days and a spot of al-fresco dining. It also benefits from a having a gravel driveway which is located to the rear of the shed.

Muir of Ord is serviced by bus and train services to both Inverness and Dingwall. There are local shops including a Co-op, 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.

Rooms & Dimensions

Entrance Hall

Lounge/Dining Room
Approx 6.25m x 3.37m

Kitchen
Approx 4.30m x 3.24m*

Landing

Bedroom Three
Approx 2.53m x 2.62m

Bedroom One
Approx 3.80m x 3.53m*

Bedroom Two
Approx 3.76m x 2.63m

Bathroom
Approx 2.98m x 1.68m

*At widest point



Bedroom Three



Bathroom

