



**Services**

Mains electricity, water and drainage.

**Disclaimer**

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

**Heating**

Electric central heating.

**Glazing**

Double glazing.

**Council Tax Band**

C

**Entry**

By mutual agreement.

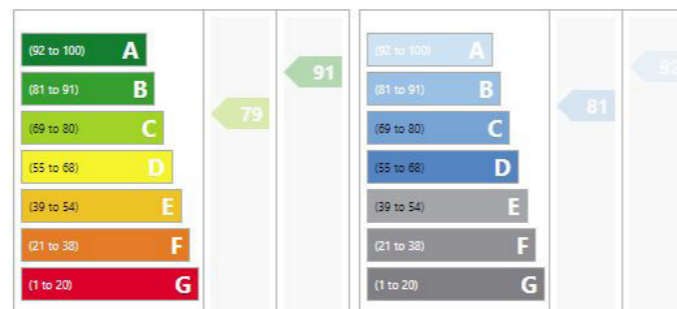
**Viewing**

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

**Home Report**

Home Report Valuation - £160,000

Details of the Home Report can be accessed at: <http://www.packdetails.com/notify.htm?sr=hp730527&pc=IV67TZ>



**24 Station View  
Corrie Road  
Muir Of Ord  
IV6 7TZ**

This two bedroom semi-detached villa is located in the popular village of Muir of Ord and offers many pleasing features including double glazing and off-road parking.

**OFFERS OVER £139,900**

The Property Shop, 20 Inglis Street, Inverness

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

01463 22 55 33

01463 22 51 65

**Property Overview**

- Semi-Detached Villa
- 2 Bedroom
- 1 Reception
- 1 Bathroom
- Electric
- Gardens

**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.



**Property Description**

24 Station View is a two bedroomed semi-detached villa located in the well sought after village of Muir of Ord. Viewing of this property is recommended to be able to appreciate the size of the accommodation on offer. The flexible accommodation would suit a young family or those looking for a buy to let investment. The accommodation is spread over two floors with the ground floor comprising an entrance hall, a lounge with dual aspect windows, a kitchen/diner and a WC. The spacious kitchen/diner is fitted with wall and base mounted units with worktops, complementary splashback tiling, a stainless-steel sink with mixer tap and drainer, a freestanding electric cooker with extractor fan over, a large storage cupboard and has space for a dining table. The kitchen also gives access to the rear garden. From the entrance hall, stairs rise to the first floor accommodation which has ample storage facilities, two generous sized double bedrooms, both having fitted wardrobes and a family bathroom which comprises a WC, a wash hand basin and a bath with an electric shower over. Externally, the property boasts gardens to the front and rear elevations with the rear garden having a timber shed and is laid to lawn. The front garden is laid to lawn and benefits from having a lock-block driveway which provides ample space for off-street parking. Muir of Ord is serviced by bus and train services to both Inverness and Dingwall. Local shops include a general store, a Post Office 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.

**Rooms & Dimensions**

- Entrance Hall
- Lounge  
*Approx 3.15m x 4.22m*
- Kitchen/Diner  
*Approx 2.65m x 5.47m*
- WC  
*Approx 1.18m x 2.26m*
- Landing
- Bedroom Two  
*Approx 2.49m x 3.18m*
- Bedroom One  
*Approx 2.82m x 3.72m*
- Bathroom  
*Approx 2.01m x 2.60m*

