



Services

Mains water and electricity. Drainage is to a septic tank. Solar panels generate electricity to the grid.

Extras

All carpets, fitted floor coverings, curtains and blinds. Washing machine, tumble dryer and dishwasher. Some items of furniture are available by separate negotiation.

Heating

Electric storage and panel heaters, supplemented by a solid-fuel fire/back boiler.

Glazing

Double glazed windows.

Council Tax Band

E

Entry

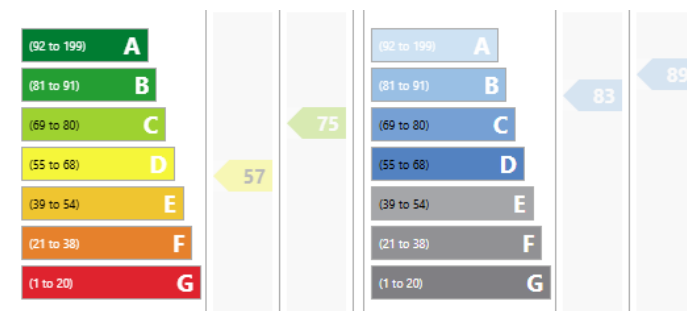
By mutual agreement.

Viewing

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

Home Report

Home Report Valuation - £265,000
 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.



Riverview

Moy Bridge, Muir Of Ord

IV6 7UY

An attractive, three bedroomed detached bungalow with garden boasts a well placed decking area, garden grounds, a detached single garage and lean-to.

OFFERS OVER £265,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Detached Bungalow



3 Bedrooms



2 Receptions



2 Shower Rooms



Electric



Garden



Garage



Driveway

Lounge



Reception/Utility Room



Bedroom One



Bedroom One En-Suite Shower Room



Kitchen/Diner



Property Description

Occupying a sizeable plot in a seldom available location, Riverview is an extended three bedroomed detached bungalow which enjoys spectacular views over the surrounding countryside, the River Conon, and Contin Tor. The property is sure to appeal to any buyers looking to live in one of the Highlands' most stunning areas of natural beauty, and viewing is essential to appreciate the picturesque setting of semi-rural living, whilst still having the benefit of being within easy reach of the town of Dingwall and city of Inverness. The accommodation within comprises an entrance vestibule and hallway which is bright and airy, and gives access to all rooms apart from the reception/utility room. The front facing lounge is generous in size, but provides a cosy atmosphere for relaxing in front of the feature fireplace. A large picture window takes advantage of the views and from here, glass panelled doors lead to the kitchen/ dining room. This fantastic area is the heart of the home and with the clever use of glazing, a bright and airy environment is generated throughout. It provides ample space for a large table and chairs for formal dining, as well as having a patio door to the rear elevation. The kitchen is in need of upgrading, and currently has a number of wall and base mounted units with worktops, splashback tiling, a sink with drainer and mixer tap and an electric cooker. Off the kitchen lies a substantial reception/utility room. This versatile, triple aspect room could be used for a number of uses including a home office, family/games room and has French doors to the side elevation decking area, and the rear garden. An archway leads to utility area, which has mounted units, a washing machine, tumble dryer and dishwasher. The wet room comprises a WC, a wash hand basin, and an electric shower with low enclosure. Completing the accommodation are the three bedrooms, two of which have fitted storage facilities, while the principal bedroom has the advantage of an en-suite shower room with a wash hand basin and WC. Further pleasing features include double glazed windows, and ample storage provisions, with two good-sized cupboards in the hallway and a further in the kitchen. The loft which is accessed via the hall offers additional storage and is partially floored with lighting.

Externally, the property is partially enclosed with walling, and is decorated with a number of colourful shrubs and potted plants. The large driveway provides sufficient off-road parking and turning for vehicles and leads to useful lean-to and detached garage which has power, lights, water and an up-and-over door. The side elevation has the advantage of a perfectly positioned decking area, ideal for al-fresco dining and entertaining, whilst the tiered rear garden is a combination of lawn, patio and gravel, and is neighboured by beautiful farmland.

Situated on the famous and popular NC 500 tourist route, Riverview sits comfortably between Contin, Muir of Ord and Dingwall which has a range amenities nearby including train stations, High Street shops, cafés, supermarket shopping, banks, a Post Office and two medical practices.

Bedroom Two



Wet Room



Rooms & Dimensions

Entrance Vestibule
Approx 1.80m x 1.69m

Entrance Hall

Lounge
Approx 4.68m x 5.23m

Kitchen/Diner
Approx 4.22m x 5.28m

Reception/Utility Room
Approx 4.40m x 6.96m

Wet Room
Approx 1.75m x 2.81m

Bedroom Three
Approx 3.19m x 2.60m*

Bedroom One
Approx 4.23m x 2.90m

Bedroom One En-Suite
Shower Room
Approx 1.99m x 1.29m

Bedroom Two
Approx 4.19m x 2.94m

Garage
Approx 5.03m x 4.89m

*At widest point

