



**Harper
Macleod LLP**
Estate Agents & Solicitors



17 Ord Place, Muir Of Ord, IV6 7TS

Fixed price £130,000

Excellent opportunity for a first-time buyer to purchase a three bedroom mid-terraced two storey dwellinghouse with front and rear garden situated in an established residential area in the popular village of Muir of Ord on the western end of the Black Isle in the Highlands of Scotland.

The home is well laid out with ample storage space throughout. It is situated in an ideal location for a family with parkland to the rear.

Muir of Ord is surrounded by open countryside and it has a golf course. It has a good range of shops and services and benefits from having a train station, all within walking distance of the property. It is approximately 6 miles from the market town of Dingwall and approximately 14 miles from the City of Inverness.

Primary school pupils attend Tarradale Primary School and secondary school pupils attend Dingwall Academy.

Viewing highly recommended.

Hallway

3'1" x 13'1" x 6'5" (0.94 x 3.99m x 1.97m)

Entrance door with side glazed panel. Doors to lounge and kitchen. Staircase to first floor. Under stairs cupboard housing the electrics. Spotlights. Smoke alarm. Laminate flooring.

Lounge

15'5" x 11'5" (4.70m x 3.50m)

Window to front. T.V. point. Carpet.

Kitchen/diner

16'1" x 7'3" (4.92m x 2.21m)

Window and door with side glazed panel to rear. Wall and base units with worktop. Stainless steel sink with right hand drainer. Integrated Logik ceramic hob, extractor and Lamona electric oven. Integrated Neff dishwasher. Pantry. Spotlights. Laminate flooring.

First floor landing

11'5" x 3'5" x 6'9" (3.48m x 1.05m x 2.08m)

Doors to shower room and three bedrooms. Cupboard housing the water tank. Hatch to roof space. Smoke alarm. Carpet.

Shower room

6'8" x 5'6" (2.05m x 1.69m)

Window to rear. White WC and pedestal wash hand basin. Shower cubicle with Bristan Smile electric shower and wet wall. Mosaic style tiling to walls. Extractor. Dimplex wall heater. Laminate flooring.

Bedroom 1

11'3" x 10'5" (3.44m x 3.19m)

Window to rear. Double fitted wardrobe. Tel. point. Carpet.

Bedroom 2

11'3" x 10'0" (3.45m x 3.07m)

Window to front. Double fitted wardrobe. T.V. point. Tel. point. Carpet.

Bedroom 3/Study

6'9" x 5'6" (2.08m x 1.69m)

Window to front. Carpet.

Garden ground

The front garden is laid to lawn with a paved path to the front door.

The enclosed rear garden is slabbed for low maintenance. A gate at the rear opens onto parkland.

Extras

All fitted floor coverings, curtains and blinds are included in the sale price.

Heating and glazing

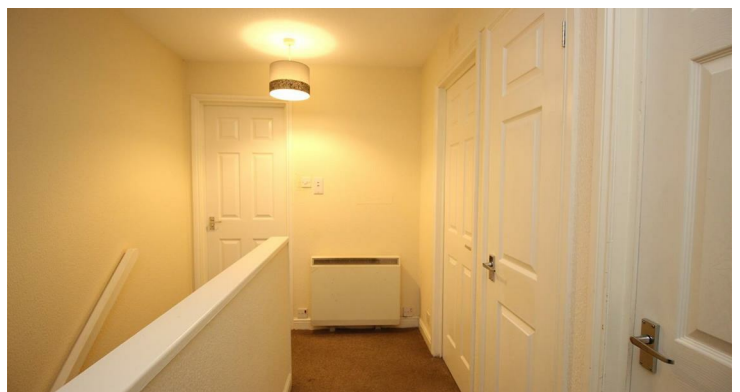
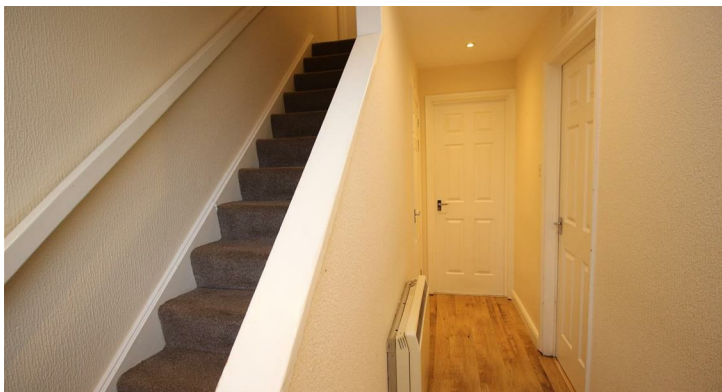
Electric storage/panel heaters. Double glazing.

Services

Mains electricity, water and drainage.

EPC Rating D

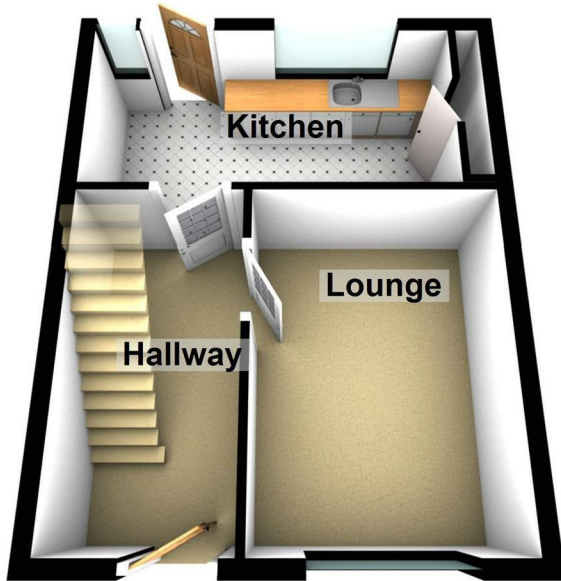
Council Tax Band A



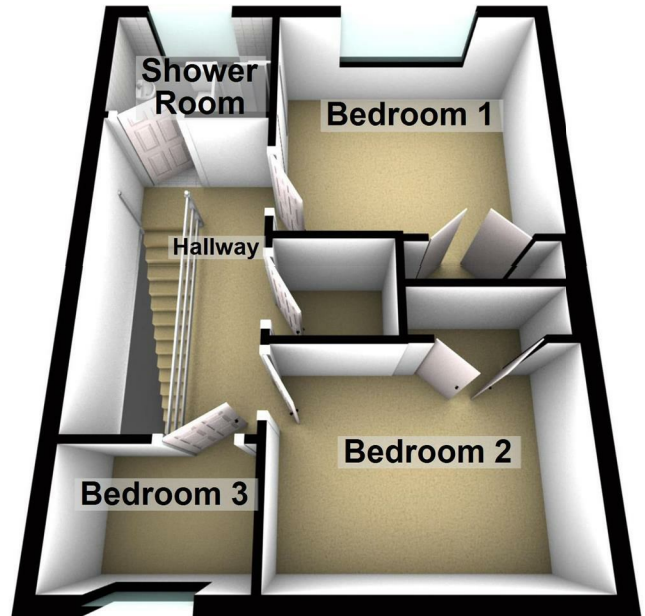




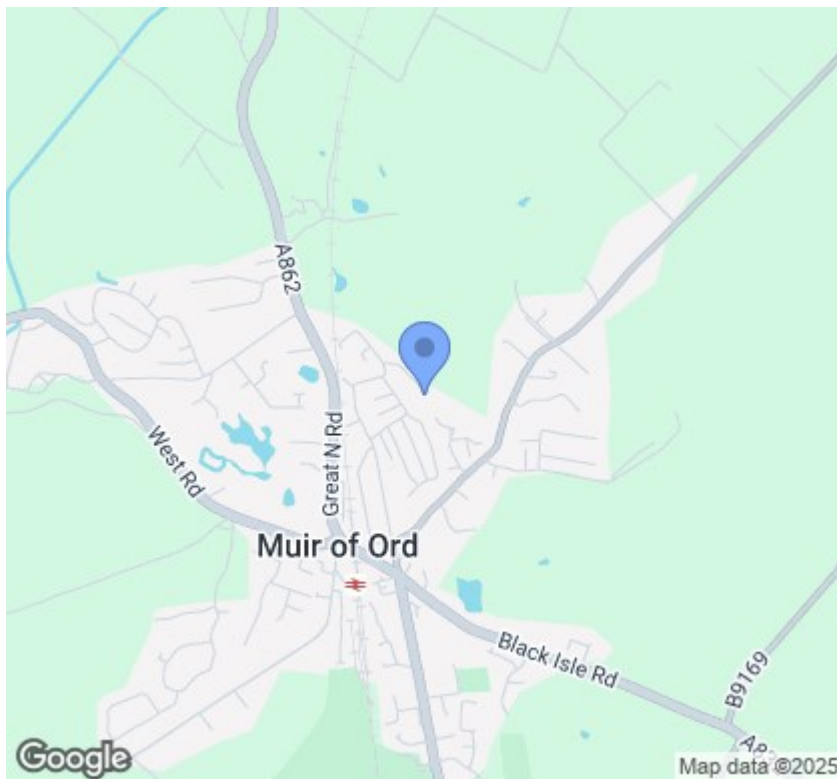
Ground Floor



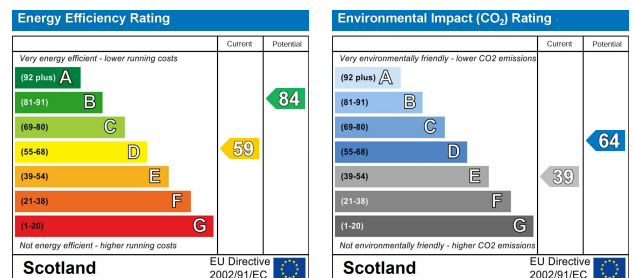
First Floor



This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.



Energy Efficiency Graph



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