



**Harper
Macleod LLP**
Estate Agents & Solicitors



14 West Way, Muir Of Ord, IV6 7PD

Offers over £130,000

Bright and spacious two bedroom first floor apartment, situated within a two storey block of four similar apartments, in the popular village of Muir of Ord on the western end of the Black Isle in the Highlands of Scotland. The accommodation is well laid out to provide comfortable living accommodation with a contemporary kitchen with dining space and ample storage throughout. There is a communal car park to the side of the property and communal garden ground. This is an excellent location for commuting to Inverness and Dingwall with the railway station being nearby.

All the furniture is included in the sale price.

Viewing highly recommended

The home benefits from gas central heating and double glazing.

Muir of Ord is a village surrounded by open countryside. It has a good range of shops and services and benefits from having a train station, all within walking distance of the apartment. 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.

Entrance hallway

9'11" x 3'10" (3.04m x 1.18m)

Walk-in storage cupboard. Staircase to first floor. Wooden flooring.

Hallway

Walk-in cupboard housing the Worcester central heating boiler. Storage cupboard. Hatch to roof space. Smoke alarm. Carbon monoxide detector. Carpet.

Lounge

13'6" x 12'11" (4.12m x 3.96m)

Window to front. T.V. point. Tel. point. Carpet. Juliet balcony. Glazed door to hallway.

Kitchen/dining area

9'5" x 14'7" (2.89m x 4.47m)

Two windows to side. Wall and base units with worktop and tiling. 1 ½ bowl stainless steel sink with right hand drainer. Integrated gas hob, extractor and electric oven. Integrated AEG fridge/freezer. Hotpoint washing machine. Ceiling extractor. Heat alarm. Vinyl flooring.

Bedroom 1

5'6" x 8'7" (1.70m x 2.64m)

Window to side. Double mirrored wardrobes. Carpet.

Bedroom 2

12'11" x 10'3" (3.94m x 3.14m)

Window to side. Double mirrored wardrobes. Carpet.

En-suite shower room

5'6" x 4'11" (1.70m x 1.52m)

White WC and wash hand basin set in vanity unit with splash back. Shaver socket, mirror and towel rail. Shower cubicle with mains shower and wet wall. Vinyl flooring.

Bathroom

5'6" x 8'7" (1.70m x 2.64m)

White WC and pedestal wash hand basin. Mirror. Bath with mains shower above, wet wall and curtain rail. Extractor. Vinyl flooring.

Outside

There is a communal car park to the side of the building and communal garden ground.

Extras

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

Heating and glazing

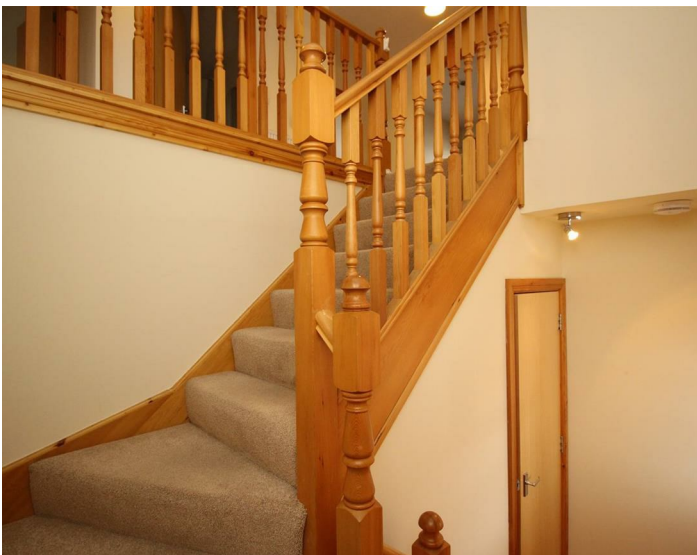
Gas central heating and double glazing.

Services

Mains gas, electricity, water and drainage.

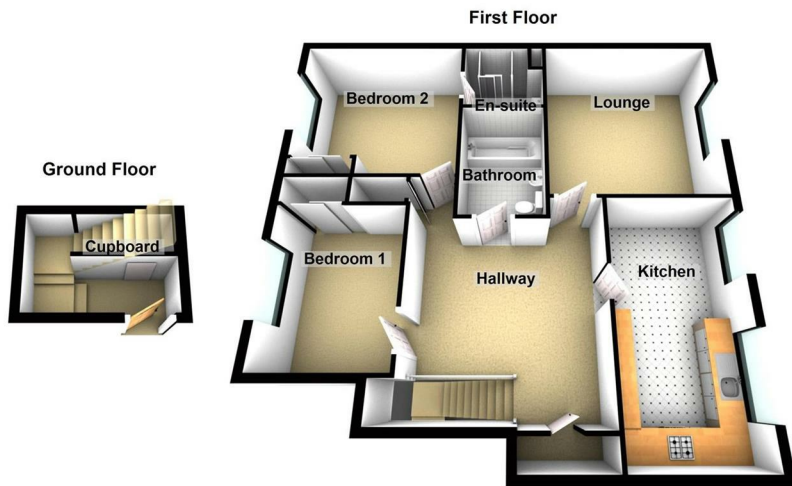
EPC Rating C

Council Tax Band C



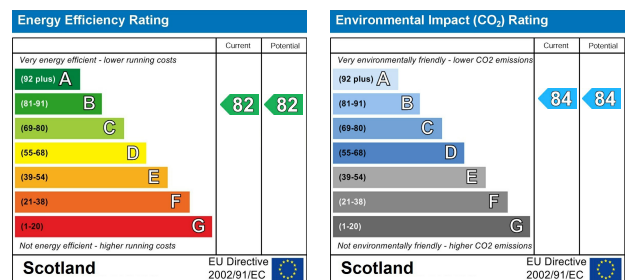






This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

Energy Efficiency Graph



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