



**Drogheda West
Urray, Muir Of
Ord, Highland,
IV6 7UL**

**Offers Over
£330,000**



- ***Closing date set for Tuesday 14th July, 2pm***
- 2 reception rooms, Kitchen/family room, utility, 3 bedrooms, en-suite, bathroom
- Approx 1/3 of an acre, open countryside views to the front and woodland to the rear
- Enclosed garden, greenhouse, garage, carport and driveway for up to six vehicles
- Ideal for families or those looking for retirement property
- EPC band D

Fantastic opportunity to acquire this spacious three-bedroom detached bungalow, built by its current owners and located just 2 miles from the popular village of Muir of Ord. Offering generous accommodation throughout and set within approximately 1/3 of an acre of beautifully maintained gardens, this impressive home is ideal for families or those looking to downsize without compromising on space. The dual-aspect lounge is flooded with natural light and features patio doors leading directly to the garden. Double doors open into the formal dining room, which comfortably accommodates a large dining table and six chairs, making it the perfect space for family meals or entertaining guests. The well-designed kitchen/family room is fitted with a range of country-style wall and base units, an electric hob, eye-level oven and grill, together with a freestanding dishwasher and under-counter fridge. A breakfast bar provides an ideal spot for informal dining, while the adjoining family area offers ample space for additional seating. The separate utility room provides excellent storage and has space for a freestanding washing machine. The generously proportioned principal bedroom benefits from a walk-in wardrobe and en-suite shower room. Bedroom two features fitted triple wardrobes, while bedroom three is another good-sized double room with plenty of natural light. The family bathroom with separate shower completes the accommodation.

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Excellent storage is available throughout the property, including two double cupboards in the hallway and a partially floored loft with a drop-down ladder and lighting. The property further benefits from oil-fired central heating and double glazing throughout. Externally, the property occupies a beautifully maintained plot of approximately 1/3 of an acre. A generous driveway leads to the detached garage and carport, providing off-street parking for up to six vehicles. The manicured lawn surrounds the property, with two patio areas ideal for outdoor entertaining. The property enjoys attractive open field views to the front, while the rear backs onto woodland, creating a peaceful and private setting. Overall, this exceptional home offers spacious, well-maintained accommodation in a desirable village location and is ideally suited to families, retirees or anyone seeking single-storey living with generous indoor and outdoor space.

Location: The village of Muir of Ord is approximately 13 miles from the city of Inverness and 6 miles from the market town of Dingwall. Local amenities include coop, Post Office, library, hairdressers, petrol station, churches, hotel, cafes, bakers, take away, doctors and pharmacy. The Singleton distillery, Glen Ord with the bar and deli is a popular addition to the village. Muir of Ord also has a range of activities available for all age groups - bowling, curling & football clubs, skate board park and a range of children's clubs. Primary school children attend Tarradale primary school and secondary pupils attend Dingwall Academy for which transport is provided. For golfing enthusiasts, Muir of Ord golf course and clubhouse are on the outskirts of the village. Good public transport links to and from Muir of Ord are provided by regular rail and bus services to Inverness, Dingwall and stations beyond. Dingwall is a busy town with local shops, 24 hour supermarket, banks, Post Office, hotels, leisure centre and restaurants. The city of Inverness provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness city enjoys excellent communications by road and rail and is served by an international airport.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, electric oven, grill & extractor.

Services: Oil tank, electricity, water and septic tank drainage. Telephone and fibre broadband.

Council Tax: Band E

Tenure: Freehold.

Floor area: 136 sq.m

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Lounge

16'9" x 13'8" (5.11 x 4.19)

Kitchen/Family

21'3" x 11'6" (6.50 x 3.52)
kitchen

Dining Room

11'8" x 12'5" (3.58 x 3.80)

Utility

6'4" x 9'2" (1.95 x 2.80)

Principle Bedroom

11'3" x 14'1" (3.43 x 4.31)

Principle Bedroom En-suite

7'9" x 4'7" (2.38 x 1.42)

Bedroom 2

11'5" x 9'10" (3.49 x 3.01)

Bedroom 3

9'10" x 9'10" (3.02 x 3.00)

Bathroom

9'10" x 7'2" (3.00 x 2.19)







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GROUND FLOOR
1562 sq.ft. (145.1 sq.m.) approx.

