



Innes & Mackay

13 Ord Distillery, Muir of Ord, IV6 7UJ

- THREE BED SEMI DETACHED COTTAGE
- SEMI RURAL LOCATION
- IDEAL FAMILY HOME
- OIL CENTRAL HEATING
- RECENTLY UPGRADED ELECTRICS THROUGHOUT
- MANY ORIGINAL FEATURES
- CLOSE TO WOODLAND WALKS
- VIEWING RECOMMENDED

Offers Over
£225,000



DESCRIPTION

Only by viewing will one appreciate the charm and character this desirable three bed semi detached cottage has to offer located on the outskirts of Muir of Ord. Built approx 125 years ago as tied accommodation for Distillery workers, the property retains many original and pleasing features throughout and having been modernised over the years, now provides comfortable accommodation ideal for a number of potential purchasers. The cottage which has recently had new electrics installed, replacement windows fitted with the exception of the kitchen and new flooring throughout also benefits from oil central heating along with a wood burning stove.

LOCATION

The village of Muir of Ord is approximately 3 miles from Beaully, 13 miles from the City of Inverness and 6 miles from the market town of Dingwall in the opposite direction. Local amenities include hairdressers, petrol station, churches, hotels, cafes, G.P. Surgery and pharmacy but to name a few. More recently, the Estate of Ord, which has recently been taken over by new owners provides a lovely place to enjoy relaxing atmosphere, nice food and country surroundings. 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. Inverness City centre offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

GARDENS

The gardens to the rear which are accessed via a wooden gate at the side, provides access to the paved patio area and grassed area. Enclosed with mature hedging and wooden fencing, the gardens here also benefit from generous sized timber shed with further storage to the rear. The area to the front of the property provides parking for two cars along with a further garden area ideal for growing vegetables.

ENTRANCE PORCH

2.34m x 1.19m (7'8" x 3'10")

Front door opens into the entrance hallway which benefits from a built in shelved cupboard providing good storage with further hanging space for coats. Window to the front and laminate tiled flooring completes this area.

HALLWAY

From the hallway, access is gained to the living room, bedroom three and carpeted stairs leading to the upper landing.

LIVING ROOM

4.52m x 3.94m (14'9" x 12'11")

The living room is a comfortable, cosy and generous sized room with windows to both the front and side elevation, allowing good light to this room. Recently laid with new



Laminate flooring, the living room has a log burner set on Caithness Slate with a wooden mantle above, providing a pleasing focal point. Door leads through to dining area.

DINING AREA

4.12m x 2.51m (13'6" x 8'2")

This spacious area providing ample room for dining, is laid with Laminate tiled flooring which extends through to the kitchen. Located off here is the WC and a hatch provides access to the loft space.

CLOAKROOM

1.58m x 1.34m (5'2" x 4'4")

The cloakroom is furnished with a dual flush WC and wash hand basin. Window to the side and floor tiles complete this room.

KITCHEN

3.97m x 2.94m (13'0" x 9'7")

The bright and airy kitchen is furnished with a good range of floor based units and wall mounted cupboards together with a central breakfast bar, all providing good storage and working areas. Inset in the work counter and located below the window to the side is the one and a half bowl stainless steel sink with drainer to the side. Also inset is the electric hob with oven under and extractor hood above. French doors open out to the rear garden. There is space for a fridge freezer, dishwasher and washing machine. Hatch to loft space.

BEDROOM 3

3.30m x 2.73m (10'9" x 8'11")

Bedroom three located on the ground floor is currently used as an office, has a window to the rear and is laid with carpet.

LANDING

Carpeted stairs lead up to the landing where two further bedrooms and the bathroom are located off. A Velux window allows a flood of natural light to this area.

BEDROOM 1

4.38m x 3.92m (14'4" x 12'10")

The master bedroom is a generous sized room with a dormer window to the front provide good light. Laid with carpet, this room benefits from ample storage provided by built in wardrobes, drawers and a recessed dressing table. Part combed ceiling completes bedroom one.

BEDROOM 2

2.73m x 2.59m (8'11" x 8'5")

The second bedroom which is laid with carpet, is located to the rear of the property and overlooks the gardens.

BATHROOM

2.64m x 1.68m (8'7" x 5'6")

The bathroom is furnished with a modern three piece suite comprising a dual flush WC, vanity unit housing a wash hand basin with drawers under and a bath with mains shower over and screen to the side. Bevelled window to the front, attractive tiling above the bath, laminate panelling, light up mirror and



ladder style heated towel rail complete this room. A further hatch allows access to the attic.

HEATING

Oil fired central heating via an outdoor Condensing combi boiler with full radiator system throughout. There is also a log burning stove in the living room.

GLAZING

The property benefits from recently installed replacement double glazed windows. The front door has also been replaced recently too.

PARKING

There are two parking spaces available across from the property. Please note that the parking area and garden ground pertaining to the property does not form part of the title to number 13 and is owned by Glen Ord Distillery.

COUNCIL TAX

Band C

EPC

Band E51

EXTRAS INCLUDED

All fitted carpets, blinds, electric hob, oven and cooker hood.

SERVICES

Mains water, septic tank drainage, electricity, telephone and TV points. Solar panelling. The septic tank is shared with three other residents and is owned by the nearby Distillery.

VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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