

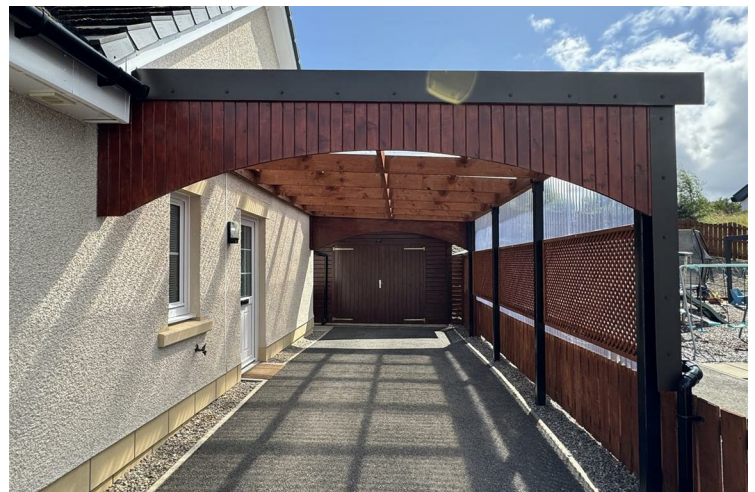


Innes & Mackay

**16 Broomhill Drive,
Muir of Ord, IV6 7WH**

- EXTENDED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- ENSUITE
- PRIVATE GARDENS TO REAR
- IDEAL RETIREMENT PROPERTY
- IMMACULATE WALK IN CONDITION
- GAS CENTRAL HEATING

**Offers Over
£240,000**



DESCRIPTION

Only by viewing will one appreciate the deceptively spacious accommodation this extended two bedroom bungalow has to offer. Built in 2018 and extended by the current owners, this desirable property would benefit a number of potential purchasers with the master bedroom having an en-suite shower room off, and a lovely bright and airy dining/family room located off the kitchen. With gas central heating and double glazed throughout, there is ample space for parking, with the custom built car port providing a covered area for the car. Viewing highly recommended.

LOCATION

The village of Muir of Ord is approximately 3 miles from Beaulay, 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, hotel, cafes, G.P. Surgery and pharmacy but to name a few. More recently, the Estate of Ord, and Ord Arms Hotel both of which have recently been taken over by new owners provide lovely places to eat and drink. 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 front are neatly laid to lawn with a tarmac driveway to the side and additional parking bay for an additional car. A gate to the side opens into the rear garden which is completely private and has a paved patio area along with a Composite decking area from which to enjoy the all day sun. A pleasing feature of the garden here is the elevated embankment which has been planted with a lovely selection of mature shrubs and bushes providing all year round colour. There is a potting shed, with glazed frontage and access to the garage is via a door to the side.

ENTRANCE HALLWAY

Part glazed door opens into the spacious hallway which provides access to the lounge, two bedrooms and shower room. Good storage is provided by a built-in single shelved cupboard and a hatch provides access to the unfloored loft space. Engineered Oak flooring gives a pleasing finish to the hall.



SHOWER ROOM

2.11m x 2.05m (6'11" x 6'8")

The shower room is furnished with a three piece suite comprising walk-in tiled shower cubicle housing a mains shower, fitted vanity unit housing a dual flush WC and wash hand basin inset with good storage below. Opaque window to the side, chrome ladder style heated towel rail and Amtico flooring complete this room.

BEDROOM 1

5.10m x 3.81m (16'8" x 12'5")

Bedroom one is a bright and airy room located to the front elevation. This room, laid with carpet, benefits from double fitted wardrobes located behind sliding mirrored doors, all providing good storage.

BEDROOM 2 and EN-SUITE

3.80m x 2.94m (12'5" x 9'7")

Bedroom two, located to the rear is also laid with carpet and has built in fitted wardrobes located behind sliding mirrored doors. Door leads through to the en-suite shower room.

EN-SUITE SHOWER

2.32m x 1.46m (7'7" x 4'9")

The shower room is furnished with a dual flush WC, wash hand basin and walk in shower housing a mains rain head shower and separate shower attachment. Wet wall gives

this room a pleasing finish along with the tile effect vinyl flooring and chrome ladder style heated towel rail.

LOUNGE

3.90m x 3.80m (12'9" x 12'5")

The lounge is a comfortable room with French doors opening out to the front garden. These, along with windows either side provide a good source of natural light to this room. Laminate flooring completes the lounge and a door provides access through to the kitchen.

KITCHEN

3.90m x 2.55m (12'9" x 8'4")

The kitchen is fitted with an ample supply of wood fronted, floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the gas hob with electric oven under and extractor hood above. There is a one and a half bowl stainless steel sink with drainer to the side, plumbing for a washing machine and space for a fridge freezer. A light tunnel has been fitted to provide a source of natural light to this room. Vinyl flooring completes the kitchen.

DINING/FAMILY ROOM

5.04m x 4.17m (16'6" x 13'8")

A stunning and contemporary addition to this already lovely property, the family room which has room for dining, provides further living space and benefits from French doors opening out to the rear garden. Two single built-in



cupboards providing good storage, are located either side of the wall mounted electric fire which provides a pleasing focal point to this room. The two TV's here and in the kitchen will be included in the sale. Laminate flooring completes the dining/family room.

HEATING

Gas central heating.

GLAZING

The property is fully double glazed.

PARKING/GARAGE

Ample parking on the tarmac driveway which leads to the garage and custom built car port. There is also additional parking to the front of the property.

COUNCIL TAX

Band C

EPC

Band C80

EXTRAS INCLUDED

All fitted carpets, curtains, floor coverings, washing machine, fridge freezer, gas hob with electric oven and cooker hood. Also included is the wall mounted electric fire in the family room. Potting shed.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points. Outside taps and external double socket.

VIEWING ARRANGEMENTS

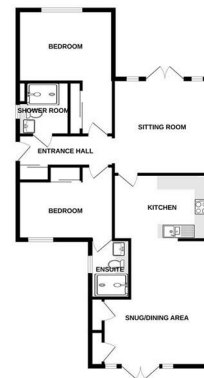
Viewing is strictly through Innes and Mackay (01463) 251200.







GROUND FLOOR



THESE MEASUREMENTS 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

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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