



1 CHESTNUT GROVE MUIR OF ORD IV6 7TY

NEW FIXED PRICE



Deceptively Spacious 3 Bedroom Detached Bungalow

- » ENTRANCE HALL
- » DOUBLE ASPECT LOUNGE
- » DINING ROOM
- » KITCHEN
- » UTILITY ROOM
- » 3 BEDROOMS (1 EN-SUITE)
- » BATHROOM
- » OIL CENTRAL HEATING
- » DOUBLE GLAZED
- » GARDEN
- » PARKING

FIXED PRICE £219,500

YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
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www.propertyinverness.com



HSPC Ref: AN 01 - 40735

DESCRIPTION

Occupying a generous corner site, this desirable detached bungalow appreciates deceptively spacious accommodation throughout. Benefiting from oil fired central heating and double glazing, this lovely family home affords an extensive floored attic providing fantastic development potential (subject to the necessary Local Authority consents being obtained). The double aspect lounge is a bright room with patio doors accessing the garden and the kitchen which is nicely fitted has a useful utility room off and a handy serving hatch to the dining room. All three bedrooms are well proportioned with the master appreciating en-suite facilities. Viewing recommended.

LOCATION

The property is situated in the village of Muir of Ord on the Black Isle some 15 miles from Inverness. Shops, a Post Office, doctors surgery and many hotels are available locally with an 18 hole golf course available on the outskirts of the village. The Glen Ord Distillery Visitor Centre which was founded in 1838 is also within easy reach. This distillery is open all year round and offers guided tours and sampling. Primary school children would attend Tarradale Primary in the village whilst older children would attend Dingwall Academy. A commuter train travels to Inverness giving easy access to the wider facilities and amenities available there.

DIRECTIONS

From Inverness take the A9 road north until you come to Tore roundabout. Turn first left at the roundabout and continue on this road to Muir of Ord. On reaching the village, go straight ahead across the Railway Bridge and follow the road round to the right. Take a left after the garage into Chestnut Grove (the Ord Arms Hotel is opposite) and No 1 is on the right hand side.

ACCOMMODATION

A path and steps lead to the Covered Entrance. Outside light.

ENTRANCE HALL

Fitted carpet. Radiator. Two pendant ceiling lights. Smoke detector. Hatch to floored LOFT with light and two Velux windows (via pull down ladder). Door to cupboard with shelving (housing Megaflo tank). Doors to Lounge, Kitchen, Three Bedrooms and Bathroom.

LOUNGE

**5.63m – 3.59m x 5.99m – 2.89m
(18'6" - 11'9" x 19'8" – 9'6") at widest**

Spacious double aspect room with three windows to side and patio doors to front; vertical blinds. Fitted carpet. Two radiators. Two pendant ceiling lights. TV and telephone points. Door to Dining Room.

DINING ROOM

3.65m x 3.38m (12'0" x 11'1")

Another double aspect room with windows to side and front. Fitted carpet. Radiator. Pendant ceiling light. TV point. Serving hatch to Kitchen.

KITCHEN

3.86m x 2.57m (12'8" x 8'5")

Window to side; vertical blinds. Range of wall and base units incorporating wine rack and display cupboards. Ample work surface areas. Inset stainless steel sink, mixer tap and drainer. Built-in oven, electric hob and extractor. Space for dishwasher. Space for under counter fridge and freezer. Vinyl flooring. Radiator. Two pendant ceiling lights. Serving hatch to Dining Room. Door to Utility Room.

UTILITY ROOM

2.58m x 1.48m (8'6" x 4'10")

Window to side; vertical blinds. Work surface areas with inset stainless steel sink. Space for washing machine and tumble dryer. Central heating boiler. Vinyl flooring. Radiator. Pendant ceiling light. Fuse box. Electricity meter. Door to front Garden.

BEDROOM 1

4.16m x 3.48m (8'6" x 4'10")

Window to rear overlooking garden. Fitted carpet. Radiator. Pendant ceiling light. TV and telephone points. Door to En-Suite.

EN-SUITE

1.76m x 1.68m (5'9" x 5'6")

Opaque window to front; vertical blinds. White suite comprising WC, wash hand basin and shower cubicle with electric shower. Tiling to ceiling height on all walls. Vinyl flooring, Radiator. Pendant ceiling light. Extractor.

BEDROOM 2

3.49m x 2.98m (11'5" x 9'9")

Window to rear overlooking garden. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light.

BEDROOM 3

2.97m x 2.40m (9'9" x 7'10")

Window to rear overlooking garden. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light.

BATHROOM

2.32m x 1.68m (7'7" x 5'6")

Opaque window to front; vertical blinds. White suite comprising WC, wash hand basin and bath with Mira electric shower above. Shower curtain rail. Tiling to ceiling height on all walls. Vinyl flooring, Radiator. Pendant ceiling light. Extractor.

GARDEN

The front garden has a small area laid to grass whilst a shared driveway accesses a parking area. To the side and rear, the garden is again laid to grass with bordering mature trees. Oil tank. Rotary dryer. Outside lights.



HEATING

The property benefits from oil fired central heating.

GLAZING

The subjects are fully double glazed.

EXTRAS

All fitted floor coverings and blinds, oven, hob and extractor are included in the asking price.

COUNCIL TAX

The current Council Tax band on this property is band E. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to the main public sewer.

ENTRY

By mutual agreement.

VIEWING

Contact the Anderson, Shaw & Gilbert on 01463 253911 or the seller direct on 01349 877609 or 07875600450 for appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 1 CHESTNUT GROVE, MUIR OF ORD."

ENQUIRIES

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED. Tel: (01463) 236123. Fax: (01463) 711083 E-MAIL: Thenderson@solicitorsinverness.com

THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.