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**OLD TOWN  
BROAD BRAE  
MUIR OF ORD**



This is an ideal family home – a detached property located at Broad Brae on the outskirts of Muir of Ord, but very accessible to both Dingwall and Inverness. This deceptively spacious family home offers an excellent range of accommodation including a lounge, dining room, kitchen/diner, study/bedroom 5, 4 double bedrooms (master ensuite), utility room, wc/shower room and bathroom – with additional conversion potential. Double glazed windows and oil fired central heating. Detached double garage. Large garden, greenhouse and shed/kennel.

**Offers Over £320,000**

HSPC Reference: 41225

**The Property Shop**  
**47 Church Street, Inverness**

Telephone: 01463 225533 Fax: 01463 225165  
e-mail: [property@munronoble.com](mailto:property@munronoble.com)





## PROPERTY

Old Town is a deceptively spacious property which provides excellent family accommodation. The accommodation is spread over one floor and is ideal for the growing family. The lounge is located to the front of the property, taking in views over the garden and the study/bedroom five appreciates the same views over the front garden. The kitchen/diner is a fantastic room with a modern sleek kitchen and the room naturally divides into a kitchen and separate dining area. The rear vestibule can be accessed from the kitchen which in turn provides access to the utility room and the shower room. The dining room benefits from French doors which overlook the garden. There are four bedrooms which all appreciate fitted wardrobe space while the master further benefits from an en-suite shower room. Completing the accommodation is the family bathroom. There is potential for a sizeable loft conversion subject to the necessary plans and permissions. There is already a Dormer window in place. The property has double glazed windows and oil fired central heating. Early viewing of this property is highly recommended to fully appreciate the setting and size of the property.

## GARDENS

The garden grounds surround the property and there is a gated driveway which provides access to the detached double garage and the ample space for parking. The front garden has a fenced in section which is mainly laid to lawn with some fruit trees and shrub planting. This area could hold potential for a built-in plot in the future. The remainder of the front garden and the front of the property has some Conifer planting and a herbaceous bed running along the front elevation. The rear garden is fenced in and there are dog kennels and a dog run.



## LOCATION AND DIRECTIONS

The property is located on the outskirts of Muir of Ord. The village itself has a number of village shops, hotels, primary schooling and a golf course. From Inverness proceed on the A9 north over the Kessock Bridge and at the Tore roundabout take the first exit to the left signposted for Muir of Ord. Before

reaching the village of Muir of Ord, there is a slightly staggered crossroads, at the crossroads turn right onto the B9169. Broad Brae is then the second property on the left hand side.

## GENERAL DESCRIPTION

### ENTRANCE VESTIBULE

Approx 1.49m x 0.93m (04'10" x 03'00")

The entrance vestibule has a tiled floor and an internal door through to the hallway.

### HALLWAY

The hallway has doors providing access to the lounge, a sliding door to the kitchen, the study/bedroom five, bedroom four the bathroom and a door to the inner hallway. There is a radiator and an access hatch to the loft space.

### LOUNGE

Approx 4.48m x 4.48m (14'08" x 14'08")

The lounge has an outlook to the front elevation and is accessed via a fifteen pane glass panel door from the hallway and has a radiator.



### INNER HALLWAY

The inner hallway has doors providing access to the master bedroom, bedroom two, bedroom three, dining room, utility room and the main hallway.

### DINING ROOM

Approx 4.82m x 3.15m (15'10" x 10'04")

The dining room has French doors to the side elevation, two radiators and the room can be accessed from the hallway.



### KITCHEN/DINER

Approx 3.17m x 7.07m (10'05" x 23'02")

This modern kitchen/dining room naturally divides into two areas. The kitchen has base and wall-mounted units, feature lighting, a halogen hob, double oven and a 1½ bowl sink with mixer tap and drainer.

This room has windows to both the rear and side elevation. There is a dishwasher and some of the units have glass feature doors.



#### **REAR VESTIBULE**

Approx 1.56m x 1.15m (05'01" x 03'09")

The rear vestibule has a door through to the kitchen as well as to the utility room. There is a storage cupboard and a burglar alarm control system.

#### **UTILITY ROOM**

Approx 2.02m x 2.94m (06'07" x 09'07")

The utility room can be accessed via the rear vestibule and has a door through to the shower room as well as to the rear hall. There is a tiled floor and a window to the side elevation.

#### **SHOWER ROOM**

Approx 1.15m x 3.14m (03'09" x 10'03")

The shower room can be accessed via the utility room and comprises a wc, wash hand basin and a shower cubicle. There is a white towel rail, a window to the side elevation, a radiator, a tiled floor and partially tiled walls.



#### **BEDROOM 1**

Approx 5.04m x 3.22m (06'06" x 10'06")

Bedroom one is the master bedroom of the property, has a window to the side elevation, a radiator and a double integral wardrobe. A door from the bedroom provides access to the en-suite shower room.



### EN-SUITE SHOWER ROOM

Approx 1.29m x 3.21m (04'02" x 10'06")

The en-suite shower room comprises a wc, wash hand basin and shower cubicle. There is a mirrored light, a white ladder towel rail, tiled floor and partially tiled walls. The room also has a window to the side elevation and an extractor fan.

### BEDROOM 2

Approx 3.21m x 4.14m (10'06" x 13'07")

Bedroom two has a window to the side elevation, a radiator and an integral double wardrobe.



### BEDROOM 3

Approx 2.89m x 4.36m (09'05" x 14'03")

Bedroom three has a window to the side elevation, a double fitted wardrobe and a radiator.

### BEDROOM 4

Approx 3.17m x 2.98m (10'05" x 09'08")

Bedroom four has laminated flooring, a window to the side elevation, a radiator and a single wardrobe.

### STUDY/BEDROOM 5

Approx 2.98m x 3.39m (09'09" x 11'01")

This room is currently used as a study but could be easily used as an additional fifth bedroom. There is a radiator and a storage cupboard.



### BATHROOM

Approx 2.90m x 2.73m (09'06" x 08'11")

The bathroom comprises a white wc, wash hand basin and cast-iron bath. There is a tiled floor, partially tiled walls, a window to the front elevation, radiator and recessed storage.



### GARAGE

Approx 6.21m x 6.74m (20'04" x 22'01")

The double detached garage has an up-and-over door, power and light, and a side window and door.

### EXTRAS

The property is to be sold with carpets, curtains and light fittings. The washing machine, dryer, dishwasher and fridge freezer are by negotiation. The garden furniture; greenhouse and garden shed/kennel are also included in the sale.

**HEATING:** Oil fired central heating.

**SERVICES:** Mains water, electricity and septic tank.

**GLAZING:** Double glazed windows.

**HOME REPORT:** A Home Report is available for this property.

**ENTRY:** By mutual agreement.

**VIEWING:** Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533.

**POSTCODE:** IV6 7QZ



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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