



**INNES & MACKAY**  
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## **WHISPERING WHINS, MARKET STANCE, GREAT NORTH ROAD, MUIR OF ORD, IV6 7SY**

Located on the edge of the Muir of Ord Golf course, this spacious detached bungalow offers good family accommodation with lovely views from the front towards Teandalloch and the hillsides beyond. Although this property is a bungalow, it does have the benefit of a floored loft space which provides two large boxrooms and with the relevant permissions and velux windows, could be utilised as further living accommodation if required. The property has oil fired central heating, is fully double glazed and there is ample parking.

ENTRANCE HALLWAY, LOUNGE, KITCHEN/DINING,  
UTILITY ROOM, THREE BEDROOMS (ONE EN-SUITE),  
FAMILY BATHROOM. FIRST FLOOR LANDING. TWO BOX ROOMS.  
OIL FIRED CENTRAL HEATING. DOUBLE GLAZED.

**FIXED PRICE £215,000**

HSPC REF. NO. 42106



## GARDENS

A gravelled drive leads to the parking area at the side and front of the property which extends round to the rear. The gardens are low maintenance, laid to grass at the front and are enclosed with a white washed wall giving a pleasing finish to the outward appearance.

## LOCATION

Whispering Whins is located on the edge of the Muir of Ord Golf Club close to the local amenities of the village which boasts a small store, butcher, post office and local primary school. Secondary schooling is to be found at nearby Dingwall in the recently completed Academy. The town of Beauly located approximately 3 miles away offers a lovely selection of local shops and hotels within the Square all adding to the attraction of the location.

## ENTRANCE HALLWAY

A feature archway with steps lead to the front door

which opens into the hallway which is finished with real wood flooring giving a pleasing finish. Located off the hallway are the lounge, kitchen, three bedrooms and bathroom together with a good sized under stair cupboard providing good storage and an additional cupboard providing further storage. Stairs give access to the carpeted landing which provides access to two box rooms.

## LOUNGE

**Approx 4.85m x 4.49m (15'11" x 14'9")**

**excluding bay window**

The lounge is a lovely room with bay window to the front providing views across the golf course across Teandalloch towards the hills beyond. There is a gas coal effect fire set on a marble hearth finished with a wood surround providing a focal point to this room. French doors open through to the dining area off the kitchen. Carpet, dado rail and artex ceiling complete this room.



## KITCHEN/DINING

### **Approx. 6.76m x 3.20m (22'2" x 10'6")**

The kitchen is a good size with ample wood front floor based units, wall mounted cupboards and glass fronted display units all providing good storage and working areas together with a breakfast bar. Integrally fitted is the fridge, freezer, double oven and gas hob which has a pull out cooker hood over. There is a sink with drainer located below the window to the rear and a door leads through to the utility room. The dining area is a versatile area with french doors out to the side of the property which also provide a good source of natural light. Laminate flooring.

## UTILITY ROOM

### **Approx. 3.22m x 2.02m (10'7" x 6'8")**

The utility is fitted with a floor based unit and work counter with a sink and drainer inset. There is plumbing for an automatic washing machine, space for tumble dryer and a part glazed door leads out to the rear. Laminate flooring.

## BEDROOM 1 & EN-SUITE SHOWER

### **Approx. 3.59m x 3.39m (11'9" x 11'2")**

The master bedroom is located to the front of the property with a door giving access through to the en-suite shower room. The bedroom has fitted wardrobes providing hanging space and shelving located behind sliding mirrored doors. A cupboard houses the meters.

## EN-SUITE SHOWER ROOM

### **Approx. 2.49m x 1.78m (8'2" x 5'10")**

The en-suite is furnished with a WC, wash hand basin and corner shower unit housing an electric shower which is finished with wet wall giving a pleasing finish. There is a shaver light and point, extractor fan and heated towel rail. A feature of this room is the circular window. Vinyl flooring completes the en-suite.

## BEDROOM 2

### **Approx. 3.60m x 2.3m (11'10" x 8'0")**

Bedroom two has a window to the rear and is fitted with wardrobes and cupboard space. There is a wall mounted TV bracket. Laminate flooring.



## BEDROOM 3

**Approx. 3.39m x 3.05m (11'2" x 10'0")**

The third bedroom has a window to the front providing views out across the golf course and to the hills beyond. This room is fitted with ample wardrobe space behind sliding mirrored doors. Laminate flooring.

## BATHROOM

The family bathroom is furnished with a WC, wash hand basin and corner bath with electric shower over. Tiling around the bath area gives a pleasing finish to this room. Frosted window to the rear and vinyl flooring completes this room.

## SERVICES

Mains water, drainage, electricity, telephone and TV points.

## COUNCIL TAX BAND

Band "E"

## EXTRAS INCLUDED

All fitted carpets, flooring coverings, blinds, integral fridge, freezer, hob and double oven.

## DIRECTIONS

From Beauly, proceed past the Industrial Estate located on the right hand side and just before Urray House, there is a turning just past a row of cottages. Signposted Market Stance, proceed down this road and Whispering Whins is the last bungalow on the left hand side enclosed with a white stone wall.

*These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.*