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**66 The Cairns
Muir Of Ord
IV67AT**



Located within commuting distance of both Inverness and Dingwall this four bedroom detached villa located in Muir of Ord has been extended by the current owner. The property is fully double glazed, has gas radiator central heating, gardens to front and rear elevations and an attached single garage. Accommodation is entrance hall, lounge, wc and bedroom four (having an en-suite facility), open plan kitchen/ dining room/ family room , utility room, bathroom and three further bedrooms (the master of which



Price £240,000

HSPC Reference: 47959

The Property Shop
47 Church Street, Inverness
Telephone: 01463 225533 Fax: 01463 225165
e-mail: property@munronoble.com



PROPERTY

66 The Cairns is a four bedroom detached villa that has been extended by the current owner to include a family room. Well proportioned accommodation would suit anybody looking for a family sized property within commuting distance of both Inverness and Dingwall. The property is fully double glazed, has gas central heating, an attached single garage and boasts gardens to both front and rear elevations with the front garden having a driveway which provides space for off- street parking. Ground floor accommodation consists of an entrance hall, a lounge, a wc, a bedroom with an en-suite shower, an open plan kitchen/dining room / family room and a utility room. The first floor accommodation consists of three further bedrooms (master of which having an en-suite shower room and is completed by the family bathroom

LOCATION

The property is located in Muir of Ord which is serviced by train and bus services to both Inverness and Dingwall. Muir of Ord has local shops including a general store, post office, petrol station, a number of hotels, and primary schooling which is located in the village while older children can attend Dingwall Academy which is approximately 6 miles away. Muir of Ord is approximately 13 miles from the city of Inverness.

GARDENS

66 The Cairns has gardens to both front and rear elevations with the front garden being laid to a combination of grass and block paving which provides space for off-street parking. This driveway in turn leads to the attached single garage. The rear garden is fully enclosed by wooden fencing and is mainly laid to grass. There is an area laid to decking which can be accessed via the family room.

DESCRIPTION

The main door of the property opens onto the entrance hall.

ENTRANCE HALL

The entrance hall has a radiator and has double doors that give access to the lounge and further doors that give access to a bedroom which has an en-suite shower room, a storage cupboard, an under stairs cloak cupboard, a wc and the open plan kitchen/ family room. The entrance hall has been fitted with engineered wooden flooring and carpeted stairs rise from here to give access to the first floor of the property.

LOUNGE

4.95m x 3.93m

The carpeted lounge has two radiators and a double glazed bay window to the front elevation.

WC

1.44m x 1.55m

The wc has engineered wooden flooring, a radiator and comprises a wc and a wash hand basin. There is an extractor fan.

BEDROOM 4

Approx 3.75m x 2.84m

Bedroom four is carpeted, has a radiator and a double glazed window to the front elevation. There are double doors that give access to a fitted wardrobe and there is a dor that gives access to the ensuite shower room.

ENSUITE SHOWER ROOM

Approx 1.73m x 1.20m

The en-suite shower room has a tiled floor and comprises a wc, wash hand basin and a wet walled shower cubicle. There is complimentary splash back tiling above the wash hand basin, and the en-suite has an extractor fan and a



radiator.

OPEN PLAN KITCHEN / DINING ROOM / FAMILY ROOM

Kitchen Area Approx 4.05m x 2.90m

The open plan kitchen/dining room/ family room has engineered wooden flooring throughout that continues into the utility room. The kitchen area has a radiator, a double glazed window to the rear elevation and comprises wall and base mounted units with worktops and complimentary splash back tiling.

There is stainless steel one and a half bowl sink drainer with mixer tap, an integral electric oven and five ring gas hob with extractor hood over, space for a fridge freezer and plumbing for a dishwasher. From the kitchen area there is a door that gives access to the utility room and there is an archway through to the dining area.

Dining Area Approx 2.96m x 3.87m

The dining area has an archway through to the family room and a radiator.

Family Room Approx 5.24m x 2.75m

The family room has a radiator, double glazed windows to both side and rear elevations and has double glazed french door that give access to the decked area in the rear garden.



UTILITY ROOM

Approx 2.89m x 1.71m

The utility room has a radiator and has wall and base mounted units with worktops and complimentary splash back tiling. There is a stainless steel sink drainer, plumbing for a washing machine and space for a tumble dryer. From the utility room there is a door that gives access to the rear garden and a door that gives access to the garage.



GARAGE

Approx 5.96m x 3.14m

The attached single garage has an up and over door, power and light and an up and over door that provides access to the rear garden.

LANDING

Carpeted stairs rise from the entrance hall to give access to the carpeted landing with the stairwell having a velux window to the front elevation. The landing itself has a radiator and doors giving access to three further bedrooms, a storage cupboard which houses the water tank and the family bathroom.

Loft access can be found here.



BEDROOM 3

Approx 3.06m x 2.86m

Bedroom three is carpeted, has a radiator and has a double glazed window to the rear elevation.

BEDROOM 2

Approx 3.24m x 3.16m

Bedroom two is carpeted, has a radiator, a double glazed window to the front elevation and a fitted wardrobe.

BEDROOM 1

Approx 4.44m x 3.01m

The master bedroom is carpeted and two fitted wardrobes. There is a door that gives access to the en-suite shower room and the master bedroom has a radiator and a double glazed window to the front elevation.



EN-SUITE

Approx 2.48m x 2.41m

The en-suite shower room has a tiled floor, a radiator and a double glazed window to the rear elevation. This room comprises a wc, wash hand basin with complimentary splash back tiling and a wet walled shower cubicle. There is an extractor fan.

FAMILY BATHROOM

Approx 2.17m x 2.40m

The family bathroom has a tiled floor, a radiator and a double glazed window to the rear elevation. This room comprises a wc, a wash hand basin with complimentary splash back tiling and a bath with shower over. The bathroom has an extractor fan.

GLAZING

Double glazed windows throughout.

HEATING

Gas radiator central heating.

SERVICES

Mains gas, water, electricity and drainage.

EXTRAS

All carpets, fitted floor coverings, curtains and blinds.

ENTRY

By mutual agreement

VIEWING

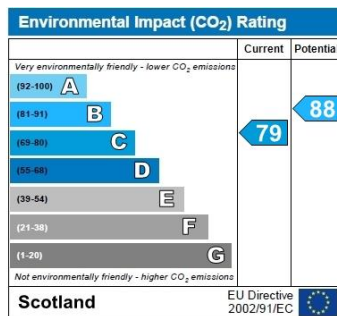
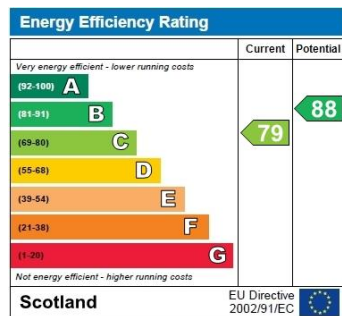
Through Munro and noble Property Shop on 01463 225533.

HOME REPORT

A home report is available for this property.

POSTCODE

IV6 7AT



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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