

Detached bungalow in the popular village of Muir of Ord. Facilities available in the village include a Coop, filling station, take-away outlets, two cafes one of which is the community hub, two hotels with restaurants & bars and a Golf Club. There is also a pharmacy and a health centre. Beautifully which is 2½ miles away is a vibrant village with good choice of shops, hotels and cafes. A wider range of facilities are available in nearby Dingwall which is 6 miles away and has a full range of independent shops, national supermarkets, a bank and Post Office. Heading east Inverness, the capital of the Highland is 11 miles distant, the city has plenty to offer, has a thriving economy and excellent road, rail and air links, and boasts a wide and varied choice of restaurants, quality hotels and also has a very lively entertainment and cultural scene. Regular bus and rail links are available from the village and it is a short commute to both Dingwall and Inverness. Primary schooling is available in Muir of Ord, with older children attending Dingwall Academy for which transport is provided. The surrounding area has beautiful forest and hill walks and has breathtaking scenery on the doorstep.

This spacious bungalow sits in a well maintained garden which has an array of colourful flowers, shrubs and trees. Parking is provided in the large drive and single attached garage. Built around 35 years ago this property has well appointed accommodation but could now do with modernisation and redecoration. The house benefits from double glazing and gas central heating. There are four bedrooms, one of which is en-suite, a bathroom and ample living and storage space. This substantial house would provide an ideal family home.

Directions: From the village centre head towards Dingwall on the Great North Road and continue for ½ mile then take the fifth turning on the left after the filling station into the Meadows then turn right. No. 20 is the third house on the left.

What3words app [///limitless.tags.twins](#)

Services: Mains gas, electricity, water and drainage.

Council Tax Band F

A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

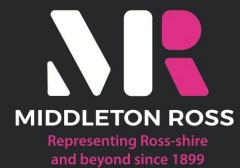
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am

And 5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@middletonross.co.uk](mailto:property@middletonross.co.uk).

Carpets, curtains, blinds and kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



# FOR SALE



20 The Meadows, Muir of Ord, Ross-shire, IV6 7QL

Offers Over £285,000

- Detached Bungalow
- Vestibule
- Entrance Hall
- Lounge with Dining Area
- Kitchen
- Utility Room
- Conservatory
- Four Bedrooms (1 Ensuite)

- Family Bathroom
- Ample Storage
- Gas Central Heating
- Double Glazing
- Garden Surrounding House
- Single Garage
- Driveway
- EPC Rating D



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REF 42  
HSPC 61429



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Web: [middletonross.co.uk](http://middletonross.co.uk)





20 The Meadows, Muir of Ord, Ross-shire, IV6 7QL

Offers Over £285,000

Spacious detached bungalow surrounded by a mature garden in a popular residential area in Muir of Ord.



Internal floor area  
Approx 156m<sup>2</sup>