

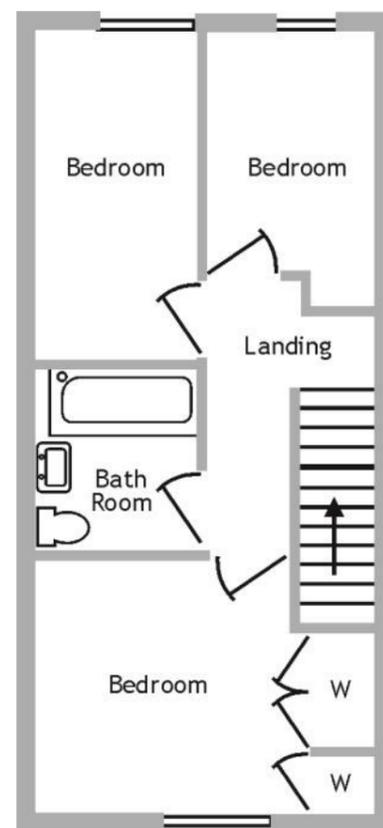
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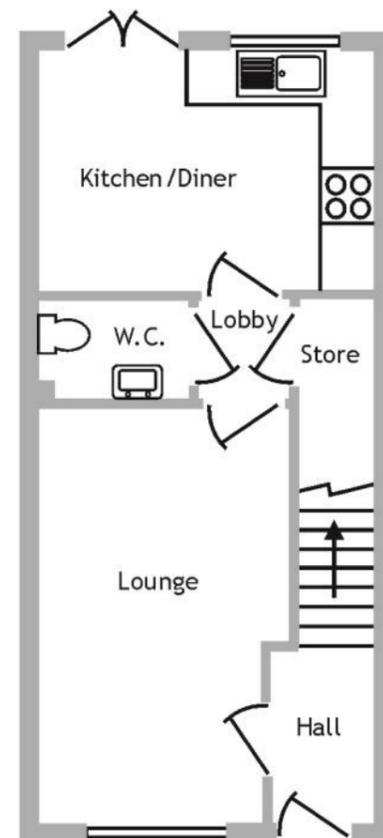
16A The Cairns, Muir of ord, Ross-shire, IV6 7AT

Semi-Detached House

- Hall
- Lounge
- Kitchen/Diner
- Three Bedrooms
- Family Bathroom
- W.C.
- Double Glazing
- Gas Central Heating
- Garden to Front and Rear
- Drive
- EPC Band C



First Floor



Ground Floor

Muir of Ord is a popular village situated approximately six miles south of Dingwall and within easy commuting distance of Inverness. The village has a few shops, a take-away, a hotel with restaurant and a filling station, there are also many pleasant walks nearby. Primary schooling is available at Tarradale Primary School, a short distance from the house with the older children attending Dingwall Academy. Dingwall offers a wide variety of services including national supermarkets, banks and leisure facilities. The train station is in the centre of the village and there is a regular bus service.

The house was built by Scotia Homes around 9 years ago and is situated on the outskirts of Muir of Ord in an established residential area. It is bright, very well presented, and is in walk-in condition. There is a low maintenance garden to the rear and a small garden laid to lawn to the front. The house benefits from gas central heating and double glazing, there is also ample off street parking in the large drive. The property would provide an ideal home for a small family, a first time buy, or buy to let opportunity.

Directions: From Dingwall, go over the railway bridge and follow the main road round to the right (A862 to Beauly). Continue along past the Golf Course and take the second turning on the right into The Cairns, turn right at the T-junction, then right again at the next T-junction, go to the end of the road and turn right. 16A is facing you across the roundabout.

Services: Mains water, gas electricity and drainage.

Council Tax—C

A Home Report is available from OneSurvey.org

To arrange a viewing call Middleton Ross & Arnot on 01349 865125

HSPC Out of Hours Call 01463 231173— Monday to Friday 8am - 9am & 5pm -11pm Saturday 8am -11pm & Sunday 8am—11pm

or Email: 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.

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

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Offers Around £160,000



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Ref: 46



16A The Cairns

Muir of Ord

Offers Around £160,000

This semi-detached house is in a quiet residential area in the village of Muir of Ord.

Ground Floor

Hall	2.02m x 1.21m
Lounge	4.75m x 2.90m
Kitchen/Diner	2.80m x 3.89m
Lobby	1.18m x 1.15m
W.C.	1.77m x 1.20m
Storage Cupboard	2.19m x 1.00m

First Floor

Landing	3.10m x 0.96m
Bedroom	3.89m x 2.93m
Bedroom	3.77m x 1.87m
Bedroom	3.16m x 1.92m
Bathroom	2.07m x 1.78m

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