



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01463 211 116

**27b Wards Drive**  
THE MALTINGS, MUIR OF ORD, IV6 7PX



# Muir of Ord

This property is located in the quiet village of Muir of Ord. Local amenities include a variety of shops, hotels, restaurants and railway station with regular commuter trains to Inverness. Tarradale Primary School is located within walking distance to this home. Senior pupils benefit from free council provided transport to attend Dingwall Academy. There is a popular 18-hole golf course nearby. The property is 15 miles from the Highland's capital city of Inverness where an

even wider range of facilities are available. Acknowledged to be one of the fastest growing cities in Europe, Inverness provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport is well connected to other UK and overseas destinations. The Scottish Highlands are famous throughout the world to lovers of the outdoors with easy access to the winter and summer

sports playground of The Cairngorms National Park. The ruggedness of the North West Highlands often referred to as the last great wilderness in Europe, is also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.

## LOCATION IMAGES:

*Muir of Ord Golf Course, River Beauly & Muir of Ord Landscape.*





# 27b Wards Drive

## PART-EXCHANGE AVAILABLE.

McEwan Fraser Legal in partnership with Glen Homes (Scotland) Ltd. are delighted to offer an excellent opportunity to purchase this newly built three-bedroom semi-detached villa built to the popular "Nevis" design.

The property is finished to a high standard and is located in the charming Maltings development in Muir of Ord it is within easy commuting

distance of both Inverness and Dingwall.

The accommodation is constructed over two floors and with the ground floor consisting of entrance hallway, bright lounge, fully-fitted open-plan kitchen/diner (with integrated fridge/freezer, electric oven, gas cooker, dishwasher) and patio door to rear garden, WC. The upper floor has three bedrooms (including master with en-suite

shower and fitted mirrored wardrobe), and family bathroom with shower over bath.

The property benefits from gas-fired central heating with renewable energy air sourced heat pump and high-performance double glazing.

The front garden will be laid to lawn with the rear garden fully enclosed with timber fencing. A block driveway allows two off-road parking for two vehicles.



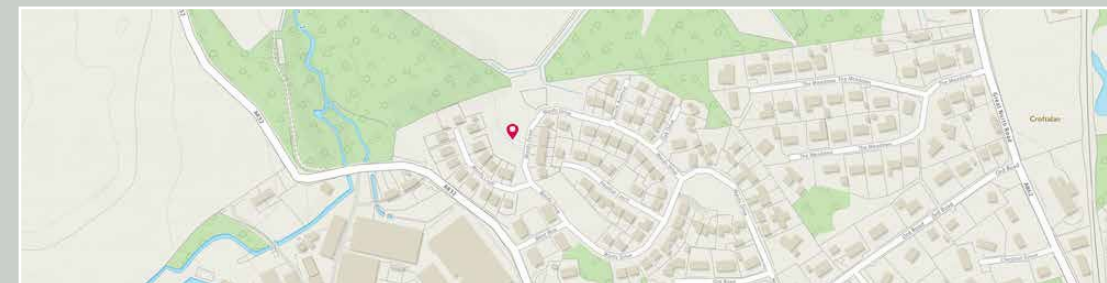
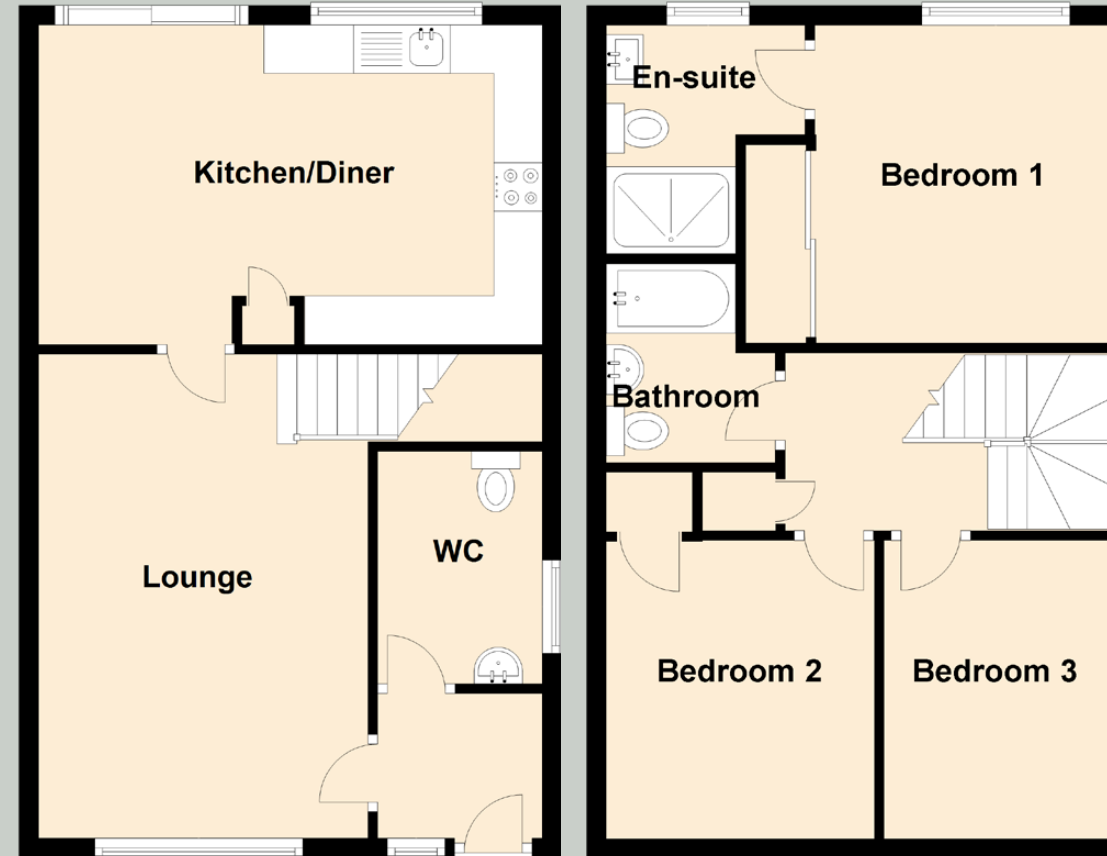
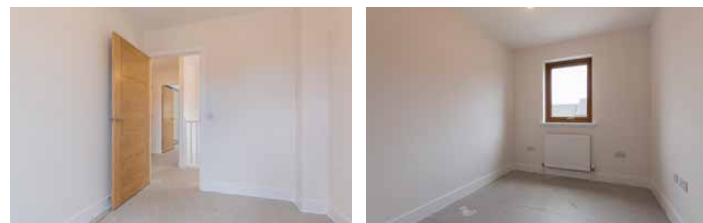


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

# APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)

Kitchen/Diner	5.20m (17'1") x 3.30m (10'10")
Lounge	5.00m (16'5") x 3.40m (11'2")
Bedroom 1	3.20m (10'6") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")
Bedroom 3	3.00m (9'10") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 1.70m (5'7")
En-suite	2.30m (7'7") x 2.00m (6'7")
WC	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup>

EPC Rating: B

ALL HOMES HAVE THE BENEFIT OF THE NHBC 10-YEAR BUILD MARK INSURANCE.

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