




McEwan Fraser Legal
Solicitors & Estate Agents
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15 West Way
MUIR OF ORD, ROSS-SHIRE, HIGHLAND, IV6 7PD

THE LOCATION

MUIR OF ORD,
ROSS-SHIRE,
HIGHLAND, IV6 7PD

This attractive executive-style property is located within a private residential development in the peaceful 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 and senior pupils having the benefit of free council provided transport to modern Dingwall Academy, 6 miles away.

The village is within an easy commuting distance of Inverness (16 miles), the capital city of the Highlands. Acknowledged to be one of the fastest growing cities in Europe, Inverness provides a wide range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is also well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands provide fabulous opportunities for outdoor activities and there is easy access to the celebrated Cairngorms National Park. The ruggedness of the North-West Highlands often referred to as the last great wilderness in Europe, is also accessible with the area boasting some of the most beautiful beaches and mountains in Scotland.

The village has a charming 18-hole golf course which is very popular with visitors and locals alike. Dingwall, (8 miles away) is the former county town of Ross & Cromarty and has a larger choice of supermarket, shops and services.





15 WEST WAY

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PART-EXCHANGE AVAILABLE - McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this well presented two-bedroom executive lower flat (with main door access), located in small residential development in Muir of Ord, within an easy commuting distance of both Inverness and Dingwall.

The building was constructed in 2009 with the accommodation all on one level and consisting of entrance hallway leading to a large lounge/diner with patio doors, fitted kitchen, family bathroom with shower over bath, master bedroom with large en-suite shower-room and additional spacious double bedroom. Both bedrooms come with fitted wardrobes. The kitchen comes with ample storage, electric oven, gas hob, extractor, fridge/freezer, dishwasher and washing machine.

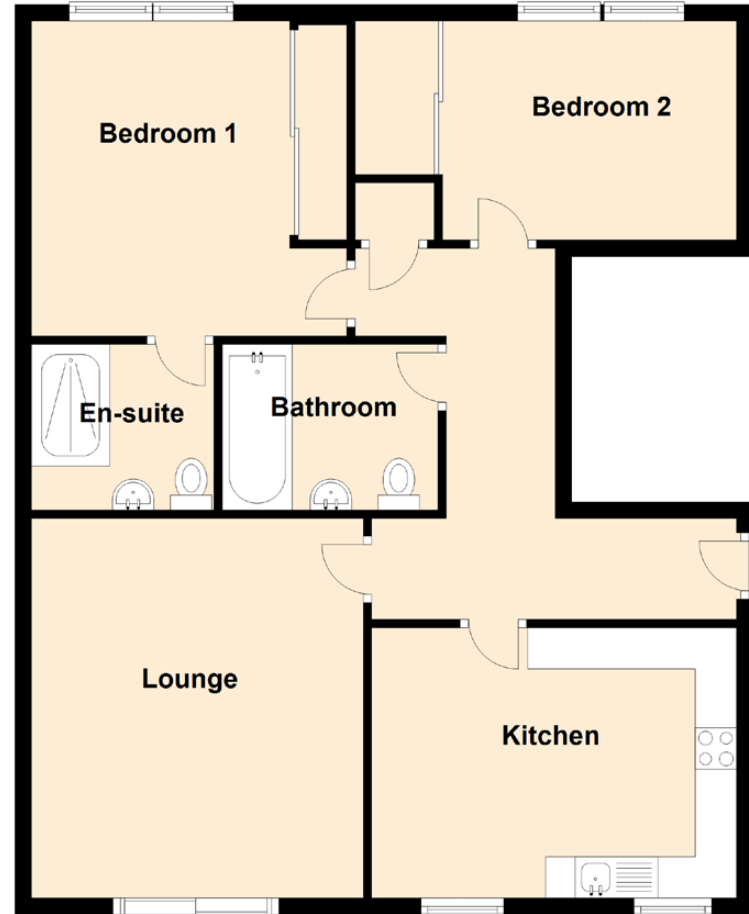
The property further benefits from the provision of double glazing and gas central heating.

Off-road parking is provided in the private car park adjacent to the property. This attractive property would appeal to a first-time-buyer or investment purchaser.





FLOOR PLAN, DIMENSIONS & LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.00m (13'1")
Kitchen	4.40m (14'5") x 2.90m (9'6")
Bedroom 1	3.80m (12'6") x 3.80m (12'6")
En-suite	2.20m (7'3") x 1.80m (5'11")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Bathroom	2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m²): 83m² | EPC Rating: B

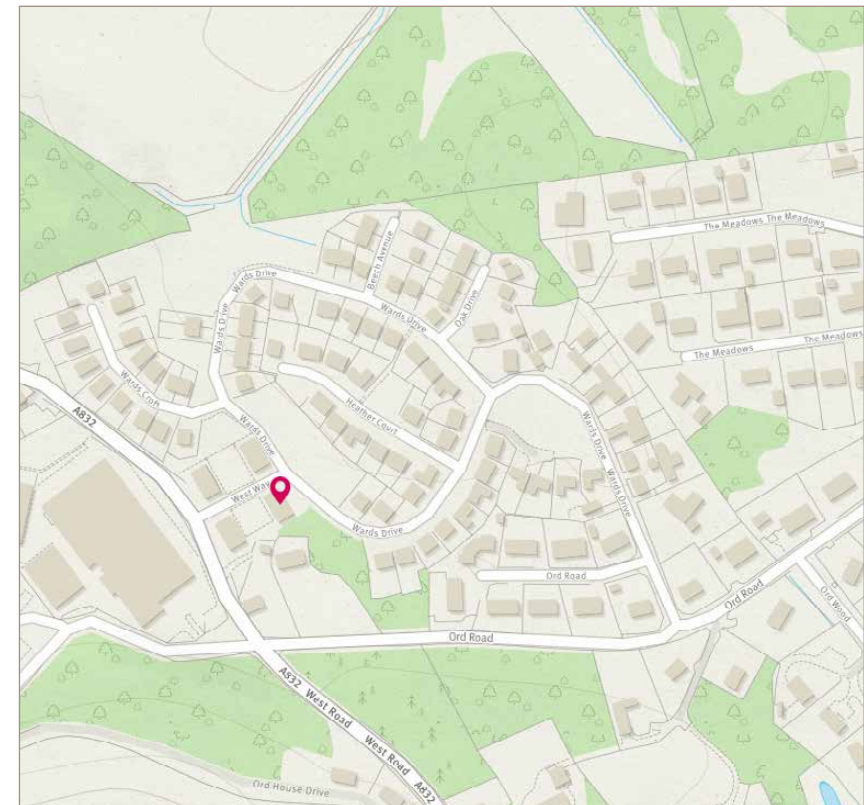


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Part
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