



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**10 West Way**

MUIR OF ORD, HIGHLAND, IV6 7PD



## THE LOCATION

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. 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.





## THE PROPERTY

McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this well presented two-bedroom executive upper 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 consisting of entrance hallway with stairway leads into a large open-plan lounge/dining room/kitchen, master bedroom has a large en-suite shower-room and fitted wardrobe, second spacious double bedroom also comes with fitted wardrobe and family bathroom with shower over bath. The kitchen comes with ample storage, an electric oven, gas hob, extractor, fridge/freezer, dishwasher and washing machine.

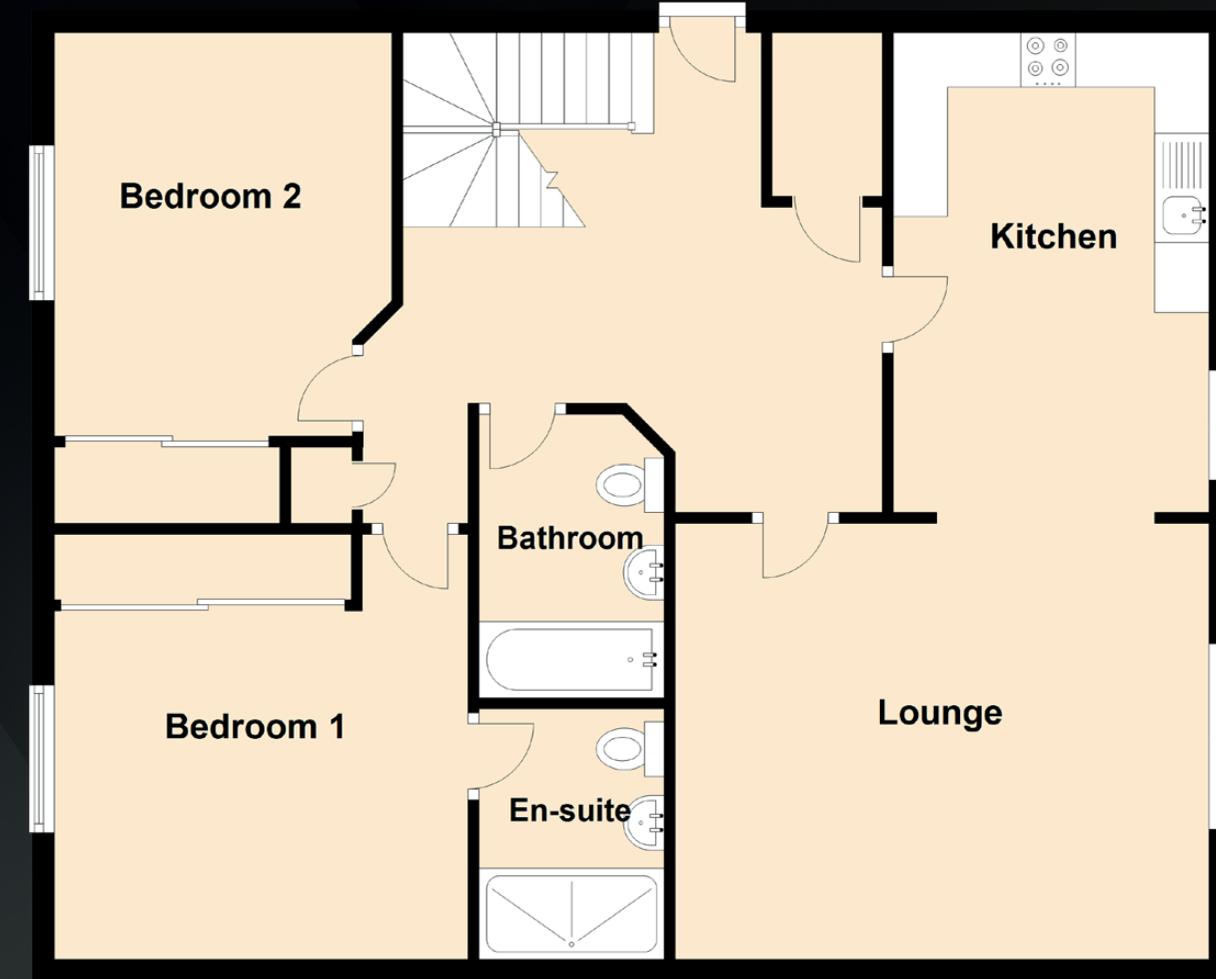
The property further benefits from the provision of double glazing and gas central heating. Off-street parking is provided in the private car park adjacent to the property.



# BEDROOMS & BATHROOM



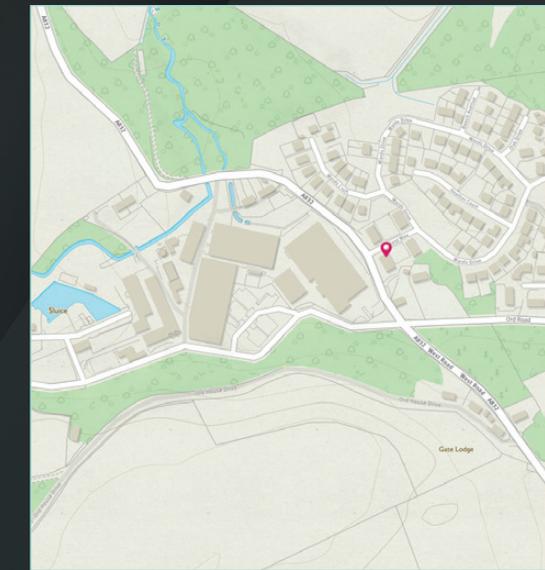
# PROPERTY SPECIFICATIONS



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	3.90m (12'10") x 3.80m (12'6")
En-suite	2.30m (7'7") x 1.70m (5'7")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bathroom	2.60m (8'6") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup>  
EPC Rating: C





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