

# 30 Wards Drive

MUIR OF ORD, IV6 7PX



*SPACIOUS FOUR-BEDROOM FAMILY HOME WITH  
FLEXIBLE LIVING AND CONVENIENT ACCESS TO  
LOCAL AMENITIES AND TRANSPORT LINKS*



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30 Wards Drive is a four-bedroom detached family home located in a quiet residential area of Muir of Ord. The property offers practical living space over two floors, with gas central heating, driveway parking, and an attached garage.

The ground floor comprises an entrance vestibule, WC, a dining room with offset open-plan access to a spacious lounge, and a kitchen with an adjoining utility room providing access to the rear garden. A converted section at the rear of the garage offers a study or home office, ideal for those working remotely.

## The Property



## The Office







Upstairs are four bedrooms, each benefiting from built-in wardrobes, including a main bedroom with an en suite shower room and a separate family bathroom. All bedrooms are well-proportioned, providing ample space for family living. The landing provides storage, including an airing cupboard housing the hot water tank, an additional storage cupboard, and access to a partially boarded loft.







**Bedroom 2**



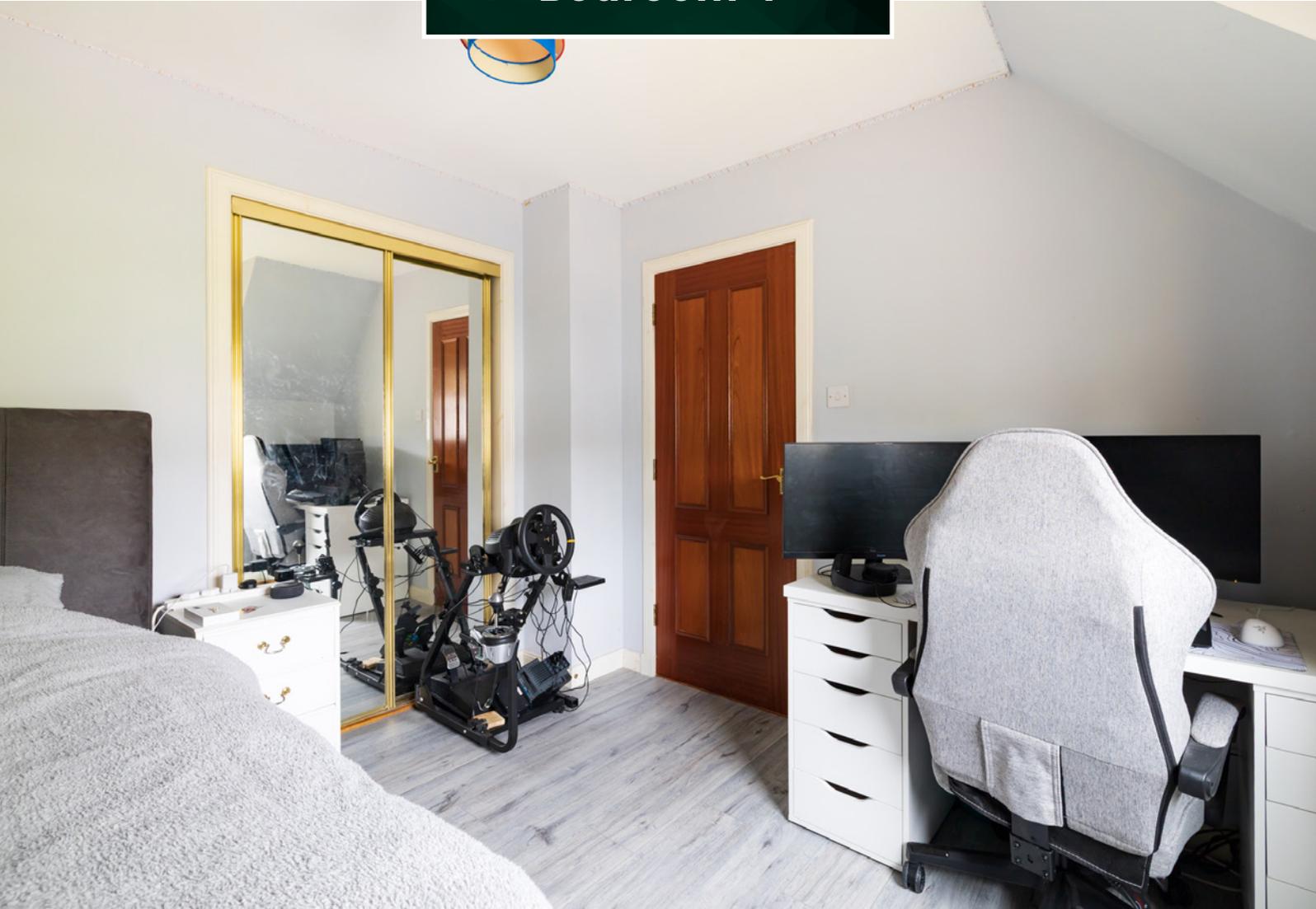


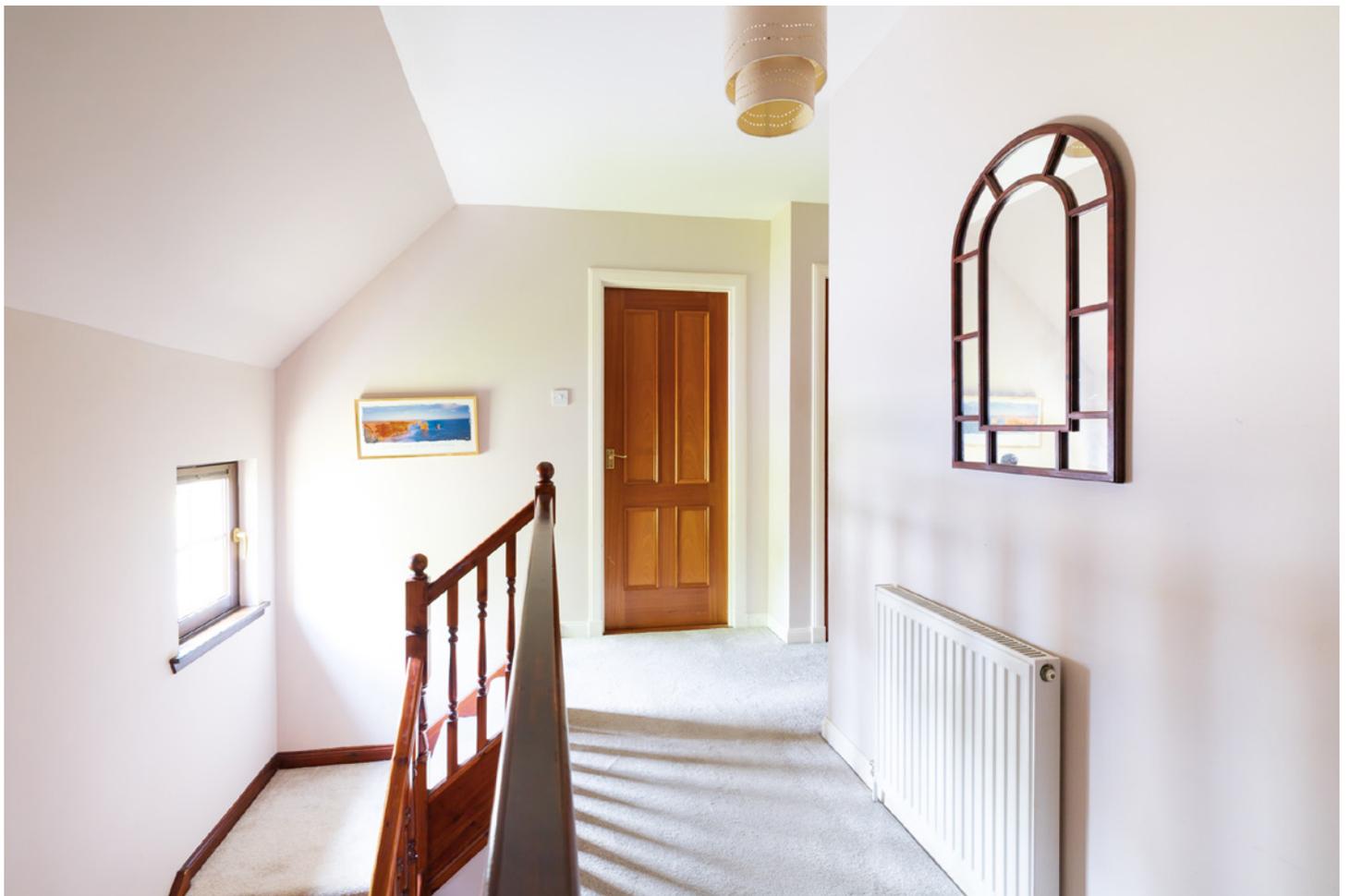
**Bedroom 3**

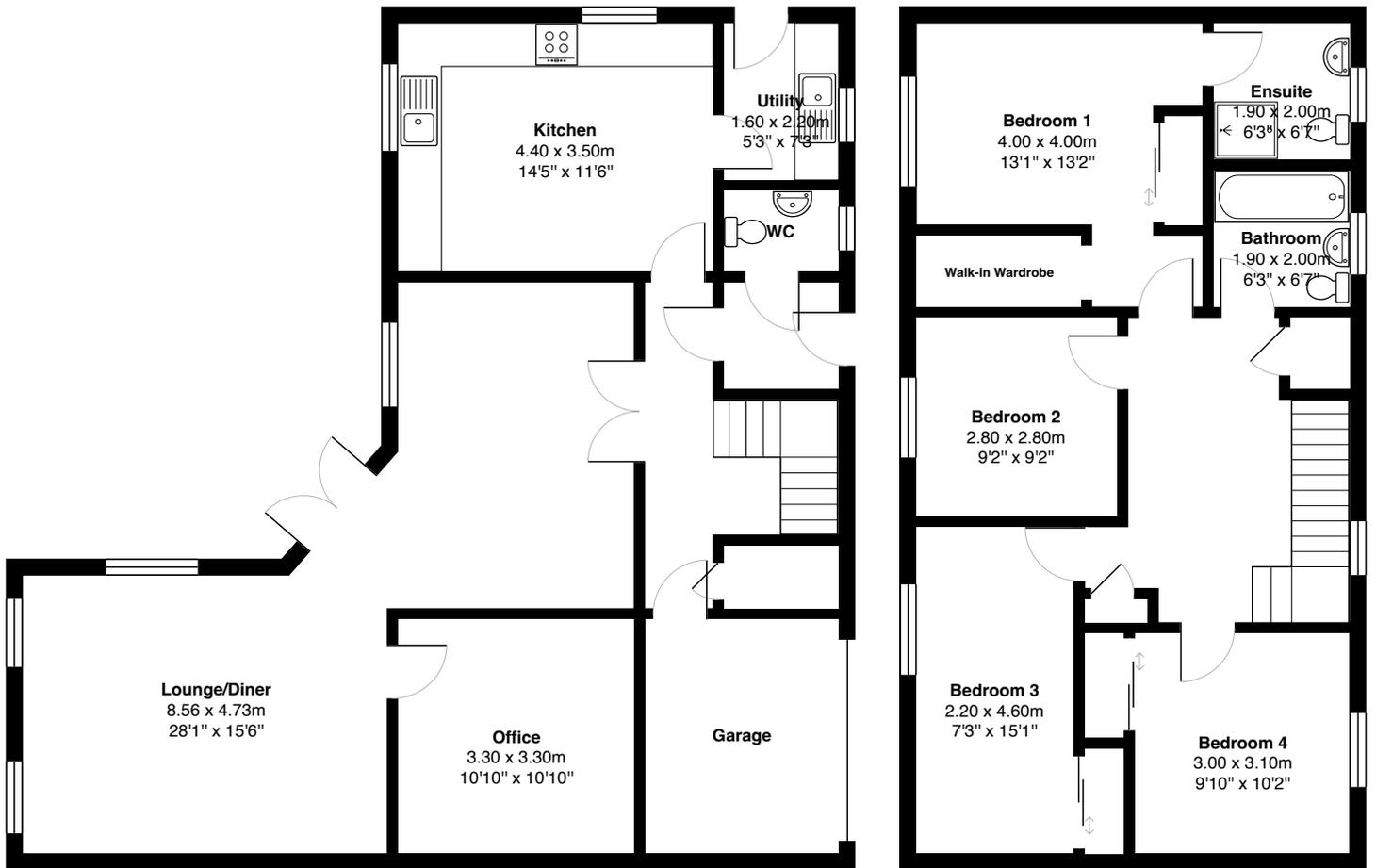
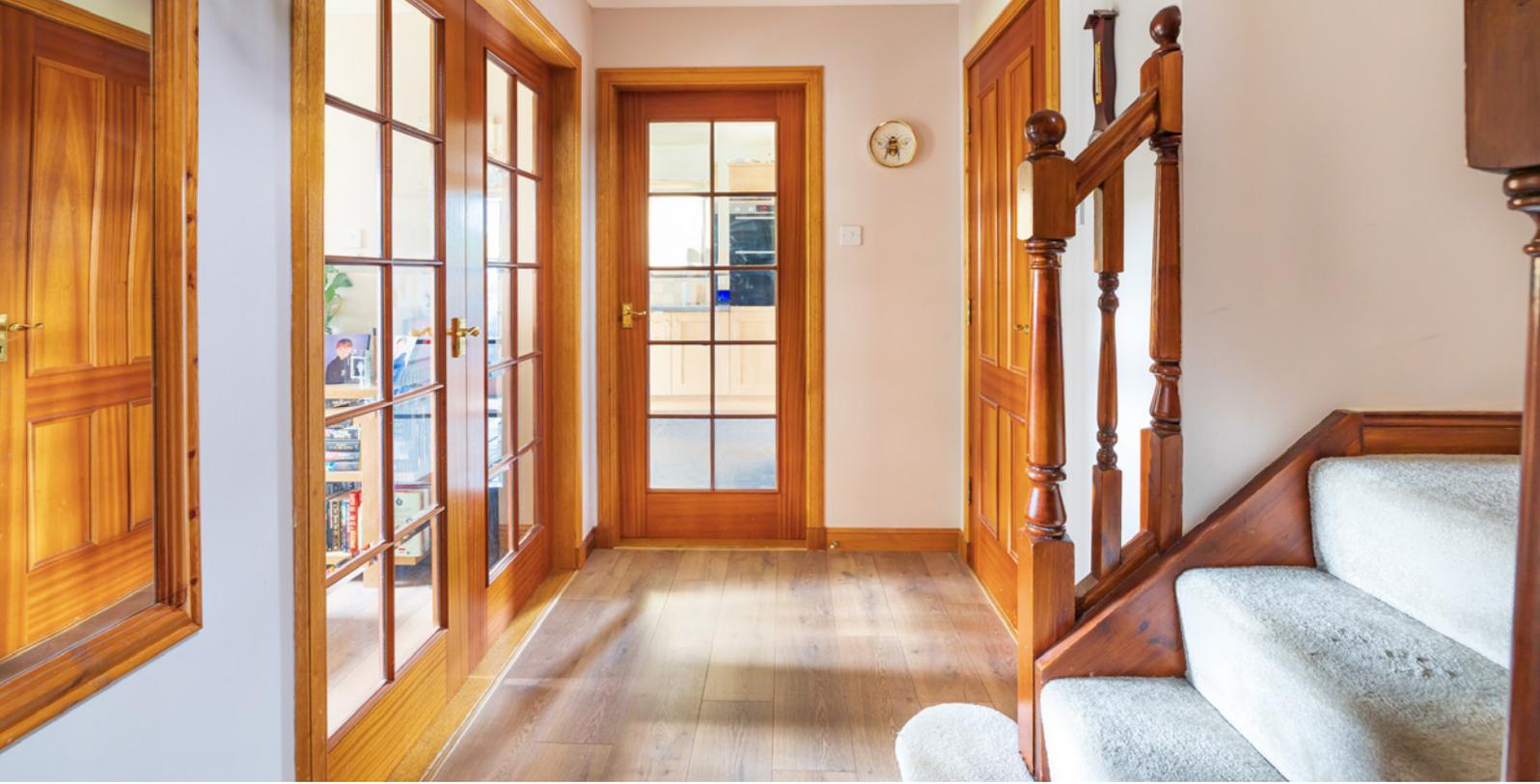




**Bedroom 4**







Gross internal floor area (m<sup>2</sup>): 154m<sup>2</sup>

EPC Rating: C

## Floor Plan

The property benefits from a small front garden, a private enclosed rear garden with a patio area and garden shed, and a driveway with space for one vehicle in addition to the garage.

Located within walking distance of local amenities, primary schooling and public transport links, this is a practical and well-located home suitable for families or buyers looking for additional space.





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Muir of Ord is a sought-after village on the western edge of the Black Isle, just 13 miles from Inverness and 6 miles from Dingwall. It offers a good range of local amenities, including a convenience store, primary school, pharmacy, takeaway options, and a train station with direct services to Inverness, Dingwall, and beyond. This makes it an ideal location for those looking for a quieter lifestyle with easy access to larger towns and the city.

Nearby Dingwall serves as the main service centre for the area, offering a wider selection of supermarkets, independent shops, cafés, banks, and medical facilities. It is also home to a secondary school, leisure centre, and other community amenities. Dingwall benefits from excellent public transport links, providing easy access to Inverness and the wider Highlands.

Surrounded by stunning natural beauty, Muir of Ord is perfect for those who enjoy outdoor activities like walking, cycling, and wildlife watching. The area is also home to golf courses and peaceful rural landscapes, making it a popular choice for families, professionals, and retirees alike.

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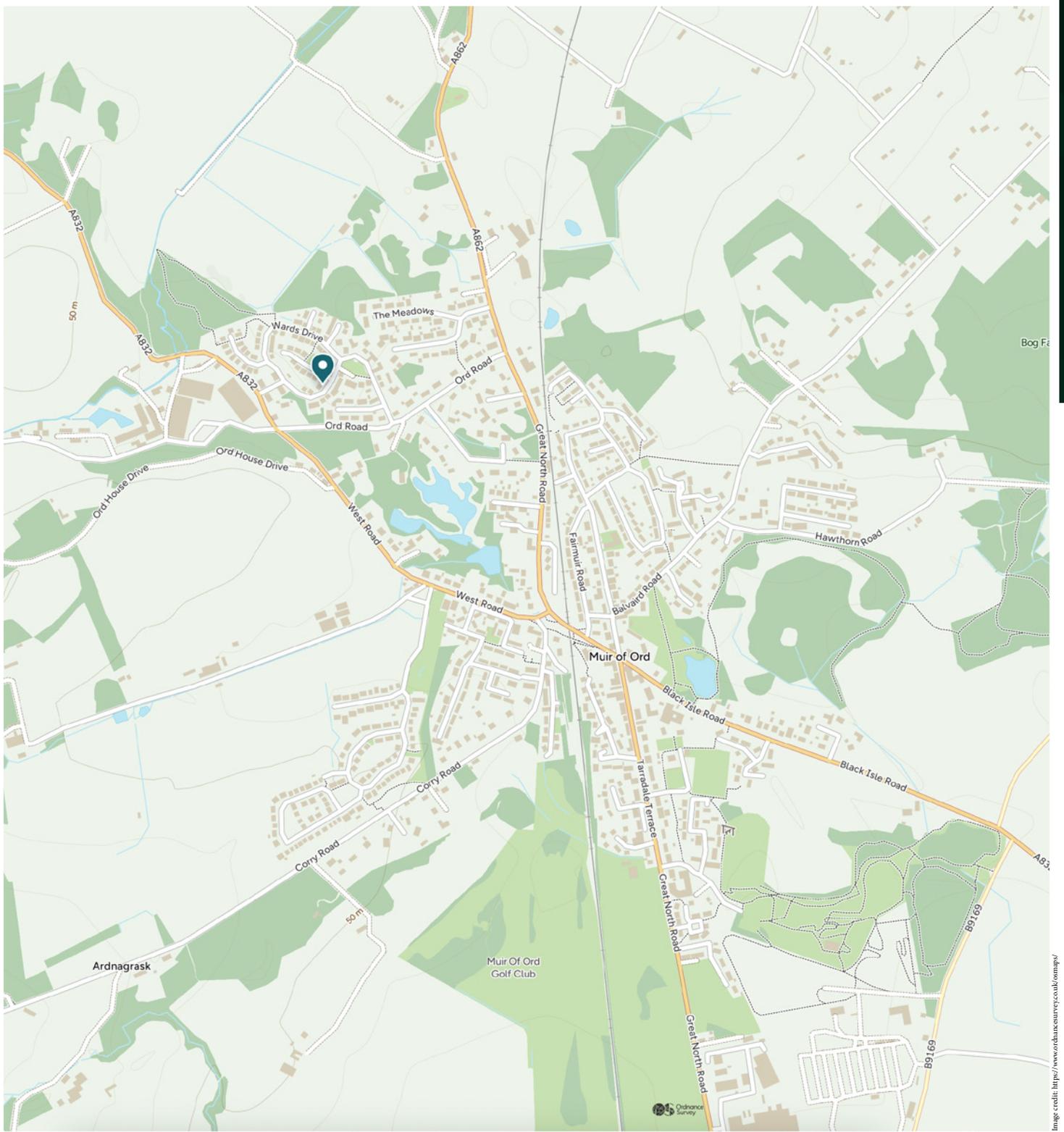


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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