

45 Macrae Park

MUIR OF ORD, IV6 7AF



A stunning 4 bedroom detached family home in show house condition



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this fabulous four-bedroom detached family home in a modern Tulloch built development set on a generous corner plot, although it is a modern recently built property, the house has been upgraded further by the current owners including a gorgeous light oak floor system throughout the property with a lifetime guarantee, this house really does have the feel of a show home from the moment you step inside.

THE LOUNGE



In full the property comprises of:

- Spacious light lounge
- Fully equipped kitchen/ dining area with french doors to the garden
- Separate utility area
- Handy two-piece WC

THE KITCHEN/DINER



THE UTILITY & WC





- Family bathroom with a halo rainfall shower over bath
- Four bedrooms. The master includes an en-suite shower room
- Understairs cupboard space currently utilised as a very clever home office

THE BATHROOM



BEDROOM 1 & EN-SUITE



BEDROOM 2



BEDROOM 3



BEDROOM 4

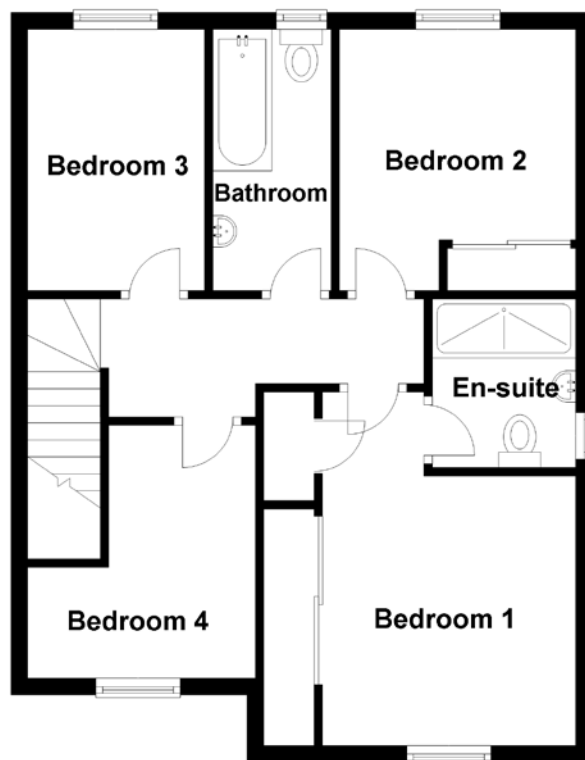
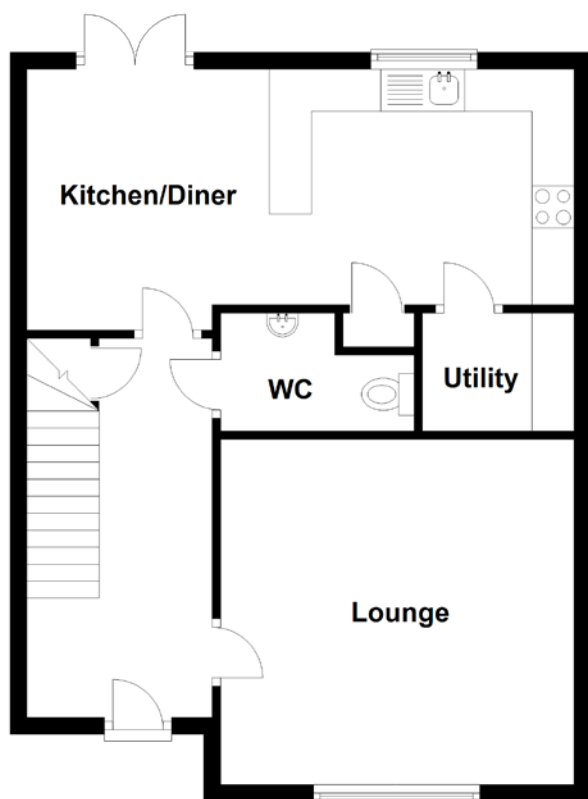


In addition, the property has the remaining balance of the NHBC (new build warranty), solar panels on the roof that feed into the normal electricity, a driveway for multiple cars, a front wrap-around garden and a rear garden with electricity-powered timber shed.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

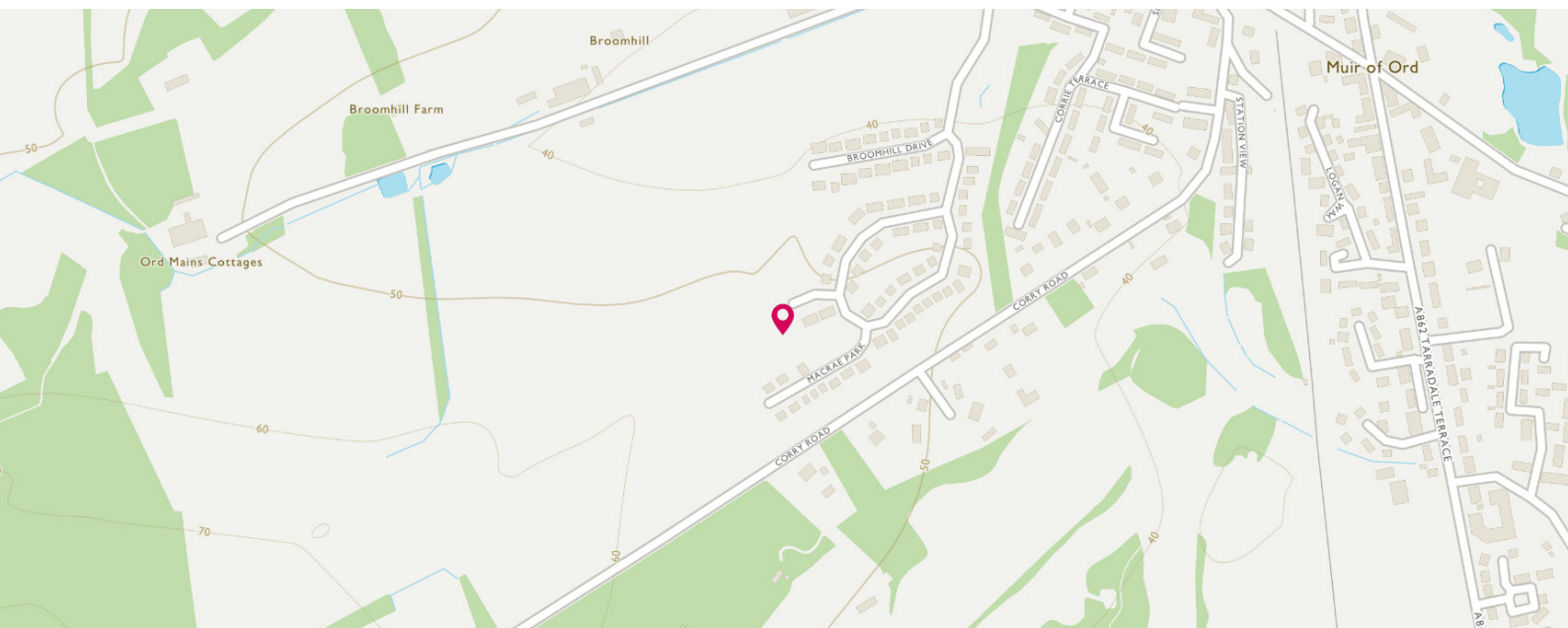


Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 4.10m (13'5")
Kitchen/Diner	6.50m (21'4") x 3.10m (10'2")
Utility	1.80m (5'11") x 1.40m (4'7")
WC	2.20m (7'3") x 1.40m (4'7")
Bedroom 1	4.20m (13'9") x 3.00m (9'10")

En-suite	2.00m (6'7") x 1.70m (5'7")
Bedroom 2	3.10m (10'2") x 2.70m (8'10")
Bedroom 3	3.10m (10'2") x 2.10m (6'11")
Bedroom 4	3.00m (9'10") x 2.70m (8'10")
Bathroom	3.10m (10'2") x 1.40m (4'7")

Gross internal floor area (m²): 105m²
EPC Rating: C



THE LOCATION

This property is located in Broomhill, Muir of Ord. Local amenities include a variety of shops, hotels, restaurants and railway station only 5 minutes walk from the property with regular commuter trains to Inverness. Tarradale Primary School is located within easy walking distance to this home. Senior pupils benefit from free council provided transport to attend Dingwall Academy.





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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.