



Corrie Gardens, Muir Of Ord, IV6 7QU

Offers Over £195,000

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Hamish
PROPERTY PROFESSIONALS



- Spacious Living Room With Wood Burner
- Dining Kitchen With French Doors To Garden
- Downstairs Double Bedroom
- Two Additional Double Bedrooms Upstairs
- Contemporary Bathroom With Rainfall Shower
- Double Glazed UPVC Windows Throughout
- Gas Central Heating With Worcester Boiler
- Timber Garage With Power & Driveway Parking
- Solar Panels On Front Elevation Roof
- Decked Patio Area For Outdoor Dining

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From its appealing kerbside charm to its generous internal layout, 32 Corrie Gardens offers a buyers the chance to own a welcoming home in the heart of Muir of Ord. This well maintained semi-detached property enjoys modern enhancements like a contemporary bathroom, solar panels and an attractive outdoor deck to deliver comfort and character in equal measure.

Externally, the home enjoys garden grounds to the front, side and rear. A timber gate leads from the pavement to the front door, with a neat garden enclosed by a painted stone wall matching the finish of the house. A bright entrance leads into the main hallway, which gives access to the principal ground floor rooms.

To the left is the living room, a spacious area with twin front-facing windows and a soft dark grey carpet underfoot. A light green feature chimney breast adds a subtle splash of colour with the central wood-burning stove providing a warm and cosy focal point, with its black hearth with wooden mantelpiece. A door from the lounge also connects through to the dining kitchen, ensuring easy flow for everyday living.

The dining kitchen offers an excellent space for both cooking and entertaining. Wooden floor standing and wall mounted cabinets are paired with glossy black worktops and matching splashbacks. There's space for a freestanding cooker while a smart black composite sink sits beneath the window. The dining section easily fits a family table and chairs and includes wood-panelled lower walls to complement the cabinetry. A built-in storage cupboard and large radiator complete the room. Glazed French doors open out onto the rear decking making it ideal for summer meals or relaxed evenings outside.

Off the dining area, a door leads to a handy utility room with additional storage cabinets, a stainless steel sink and further space below the worktop for laundry appliances. A second external door from here provides access to the rear garden.

The bathroom has been stylishly upgraded with a white and grey marble-effect tile scheme that feels fresh. A white bath sits beneath a striking black rainfall-effect mixer shower, with a matching black-framed screen providing a sleek finishing touch. A tall black ladder radiator adds both style and function, while a frosted window brings in natural light and ventilation. A white basin is set atop a compact cabinet, offering practical storage for all your bathroom essentials.

Also on the ground floor you'll find a double bedroom. This room is finished in soft green tones, with a window overlooking the front, a radiator by the door and plenty of space for additional furnishings.

Upstairs the home offers two further double bedrooms, both with dark grey carpets and partially sloped ceilings. The larger of the two features a dormer window to the front with radiator below, and a selection of small built-in storage cupboards with white painted wooden louvre doors. The other bedroom features a lighter pastel feature wall and continues the calm, understated décor seen throughout the rest of the home. Both upper bedrooms have space for double beds and furniture.

The property benefits from a gas-fired Worcester boiler located in the utility room, supplying steel panel radiators across both floors. Windows are double-glazed UPVC throughout. Solar panels fitted to the front roof elevation help contribute to electricity and are connected to the national grid, enhancing the home's energy efficiency. The EPC rating is a respectable Band C (69), sitting comfortably above the Scottish average.

The rear garden offers great outdoor living, with a raised timber deck just outside the French doors providing the perfect spot for alfresco dining or to enjoy the warmer weather. A stone-chipped section beyond includes large shrubs and mature planting to the side, with defined boundaries formed by a mix of fencing and walls.

Driveway parking runs along the side of the home and leads to a timber-built garage with metal roof and concrete floor. The garage includes power, making it a great option for storage, hobbies or workshop use.

Offering a great mix of indoor and outdoor space, this versatile home would suit a wide range of buyers. With local amenities nearby and Inverness just a short drive away, 32 Corrie Gardens delivers comfort, style and energy efficiency in one ready-to-enjoy package. Early viewing is highly recommended so contact Hamish Homes today to arrange your private appointment.

About Muir of Ord

Muir of Ord, a vibrant village located on the edge of the Black Isle, offers a blend of countryside living with excellent connectivity to nearby towns and cities. The village is well-known for the Glen Ord Distillery, one of Scotland's oldest whisky distilleries, which adds to the local charm and attracts visitors from afar.

The village provides a good range of local amenities, including a small supermarket, shops, cafes, and restaurants, catering to the needs of the community. Families are well-served by Muir of Ord Primary School with secondary education available at Dingwall Academy, located just 5 miles away in the nearby town of Dingwall.

Transport links are a significant advantage in Muir of Ord, with its own railway station offering regular services to Inverness - just 13 miles away - and Dingwall, ensuring easy access for commuters and shoppers alike. The A9 and A832 roads also provide convenient access to the wider Highland region.

Outdoor enthusiasts will appreciate the surrounding countryside - ideal for walking, cycling and enjoying the natural beauty of the area. With its strong sense of community, good amenities and proximity to Inverness and Dingwall, Muir of Ord is an attractive place to buy a property and settle down.





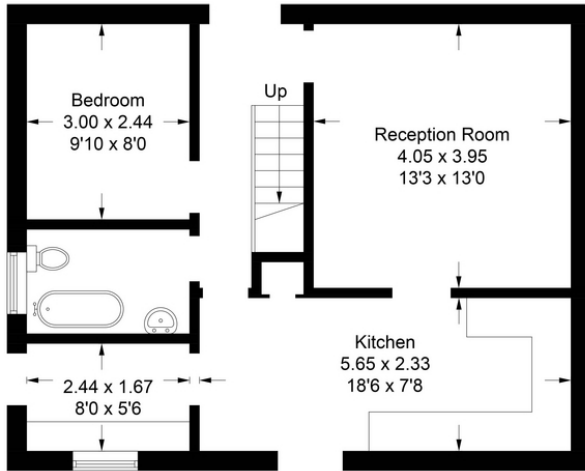
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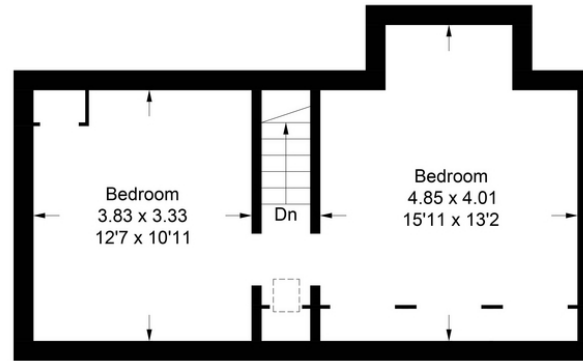
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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225547)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	71
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	71	74
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
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