



Great North Road, Muir Of Ord, IV6 7XJ

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Large Living Room With Twin Windows
- Stylish Bathroom With Luxury Finish
- Electric Heating System With Thermostats
- Shared Paved Outdoor Seating Space
- Close To Village Amenities And Transport
- Modern Kitchen With Integrated Appliances
- Two Spacious Double Bedrooms Throughout
- Communal Gardens With Stone Chippings
- PVC Double Glazed Windows And Doors
- Ideal First-Time Buy Or Investment

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Bright, inviting and surprisingly spacious, this property at 3 Ordale delivers the kind of layout and finish that's often hard to find in a first-floor flat. The living spaces are generously proportioned, the kitchen and bathroom are stylishly upgraded and the overall feel is one of comfort. It's a great fit for first-time buyers, downsizers or landlords, all in a village location that keeps daily essentials close at hand.

The living room is a good size and easily accommodates a full lounge setup along with a dining table and chairs. Decorated in calm neutral tones, one wall adds depth with a rich dark blue textured wallpaper that matches the dark fitted carpet. A pair of twin windows along one wall allow in excellent natural light and a radiator is mounted to the wall near the door to ensure warmth year round.

A door from the living room leads directly into the modern kitchen, which has been beautifully updated. Glossy white cabinets with chrome handles are paired with wooden worktops and sleek black gloss brick-style splashback tiles. The layout is compact yet functional, with space beneath the counters for a washing machine, tumble dryer and dishwasher. There's a built-in hob with extractor above as well as a double oven neatly housed in tall units. Under cabinet lighting and floor level kickstrip lighting add a practical and stylish finish, while grey flooring completes the space

The main bedroom is a comfortable double with clean neutral painted walls and a soft light carpet. A triple built-in wardrobe offers excellent storage, with two wooden sliding doors and a centre mirrored panel to reflect light and create a sense of extra space.

The second bedroom is also a double, similarly finished in a soft neutral palette with a light coloured carpet. A tall window lets in natural light, making it equally suitable as a guest bedroom, home office or dressing room.

The bathroom has been thoughtfully modernised with quality materials and a smart, functional layout. Large grey tiles line the shower and bath area, where a generous white bath features a glass screen and rainfall shower overhead. The rest of the space includes a sleek black vanity unit that houses the sink and toilet with useful integrated storage and counter space for everyday items. A wide mirror hangs above the unit, while ceiling spotlights ensure bright, clear lighting at all times.

The heating system is powered by an electric boiler located in the roof space, which feeds a series of steel panel radiators throughout the property. Hot water is supplied via a cylinder with an electric immersion heater, also located in the roof.

Externally, the flat shares access to communal garden grounds at the rear of the building. These are laid mainly with stone chips and paving, with timber and wire fencing marking the boundaries. The outdoor space is neat, manageable and useful for bin storage, seating or small potted plants.

With stylish interiors, practical upgrades and a well connected village location, 3 Ordale presents a great opportunity for buyers looking for an affordable and move-in ready home. Contact Hamish Homes today to arrange your private viewing.

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.



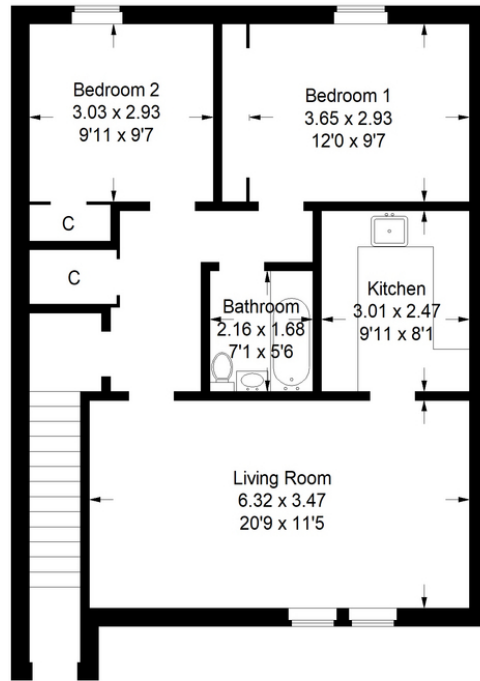


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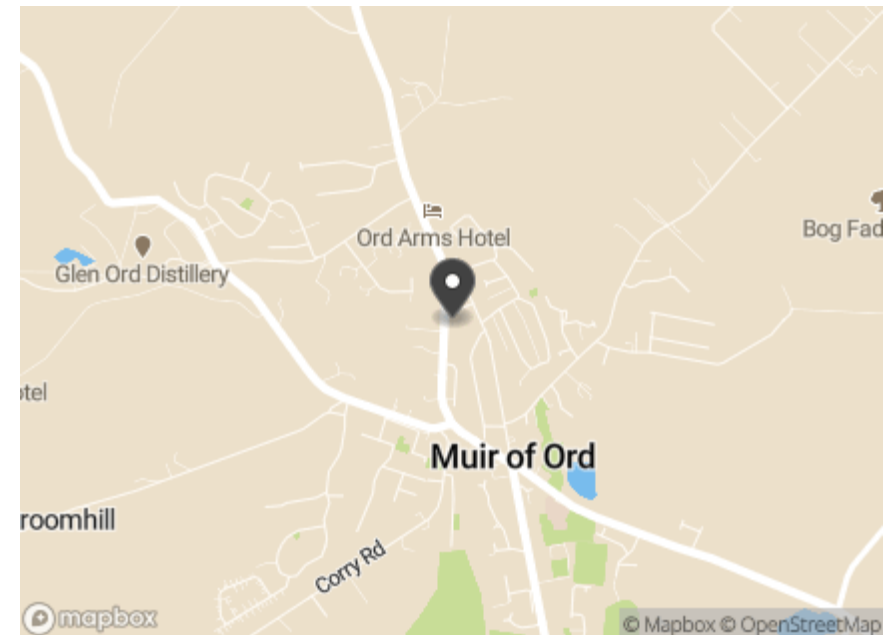


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1243908)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A	63	65	(92+) A
(81-91) B			(90) 91
(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	

	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92+) A	90	91	(92+) A
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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