



The Meadows, Muir Of Ord, IV6 7QL

Offers Over £280,000

Hamish

www.hamish-homes.co.uk | 01463 250000



Hamish
PROPERTY PROFESSIONALS



- Detached Bungalow In Quiet Cul-De-Sac
- Master Bedroom With En-Suite Shower Room
- Open-Plan Kitchen And Dining Room
- Family Bathroom With Separate Bath & Shower
- Long Gravel Driveway For Several Vehicles
- Three Bedrooms All With Built-In Wardrobes
- Bright Living Room With Focal Fireplace
- Wraparound Worktops & Integrated Appliances
- Detached Garage With Power And Lighting
- Ideal For Downsizers, Families Or Investors

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

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



Located at the end of a quiet cul-de-sac, this detached bungalow enjoys a leafy setting with woodland behind and a detached garage to the side. Built around 1991, it sits in a well established residential area on the northern edge of Muir of Ord. A tidy front lawn and mature shrubs frame the entrance, while a long gravel driveway leads to the garage and offers plenty of off street parking. The setting feels calm and secluded, with local amenities close by in Muir of Ord and Beauly, with Inverness just 15 miles away by car.

A glazed front door opens into a wide inner hallway, finished in a warm neutral tone with timber skirting and mid-height dado trim. From here, glazed panel doors lead into the main living room, which stretches across the front of the home. A large window looks out to the garden, filling the space with natural light, while soft wall mounted lighting adds a warm glow in the evenings. At the heart of the room is a traditional gas fireplace with marble hearth and carved timber surround. The generous floor area make it an easy space to arrange and furnish.

At the rear of the property, the kitchen dining room is laid out in an open-plan format, with plenty of space for a family table beside the garden facing French doors. The kitchen itself is arranged in a practical U-shape with wraparound worktops and solid wood cabinets in a warm oak tone. Above the sink, a wide window looks out to the side garden. Appliances include a four burner gas hob with concealed extractor, a built-in oven, and an integrated dishwasher, with further undercounter space available.

Just off the kitchen, a separate utility room provides a handy space for laundry and additional storage. It includes a worktop with undercounter space for both a washing machine and tumble dryer, along with wall mounted coat hooks and shelving above. A half glazed door opens to the side of the property, making it easy to access the garden.

There are three bedrooms in the home, each with its own built-in storage. The master bedroom is the most generous of the three and also includes an en-suite shower room. It features soft beige painted walls with a deep blue carpet, and there's plenty of room for a double bed and freestanding furniture. A wide built-in wardrobe offers practical storage, while the en-suite features white tiling, a shower enclosure and matching toilet and basin for a clean, uncluttered look.

The second bedroom is similarly decorated in neutral tones, with a green carpet that adds a subtle touch of colour. Built-in wardrobes are neatly recessed beside the doorway while the window draws has a radiator beneath to keep the space warm in cooler months.

The third bedroom has a dusky pink carpet and would work just as well as a home office or study. Built-in double wardrobes provide storage, and the layout allows flexibility for a single or double bed, depending on use.

The family bathroom includes both a full sized bath and a separate shower enclosure - a practical layout that gives you options whether you're getting ready in a hurry or winding down at the end of the day. The suite is traditionally styled, with a wood panelled bath surround and a matching seat on the toilet. A frosted window lets in natural light while a radiator by the door keeps the room warm. There's also a mirrored cabinet and shelf for everyday essentials.

The rear garden is a generous size, mostly laid to lawn and edged with mature shrubs, flower borders and a dry stone wall that adds character and definition to the boundary. A paved patio sits directly outside the property, ideal for outdoor seating or dining, while a rotary clothesline stands neatly within the lawn. The space feels private and established, with mature trees beyond the fencing offering a natural backdrop. A gravel path leads around to the detached single garage, which has a side access door and a traditional up-and-over door at the front.

With its peaceful setting, flexible layout and generous garden, this detached bungalow has plenty to offer. If you're looking for a bungalow in a quiet location with space to grow into, then this is a property worth viewing. Contact Hamish Homes today to arrange your own 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.





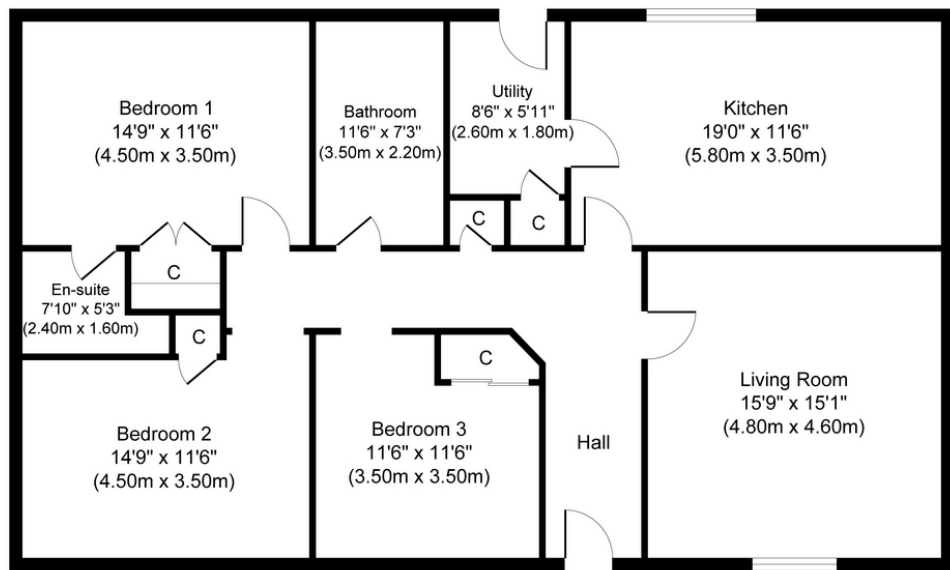
 3

 2

 1

 121 m2



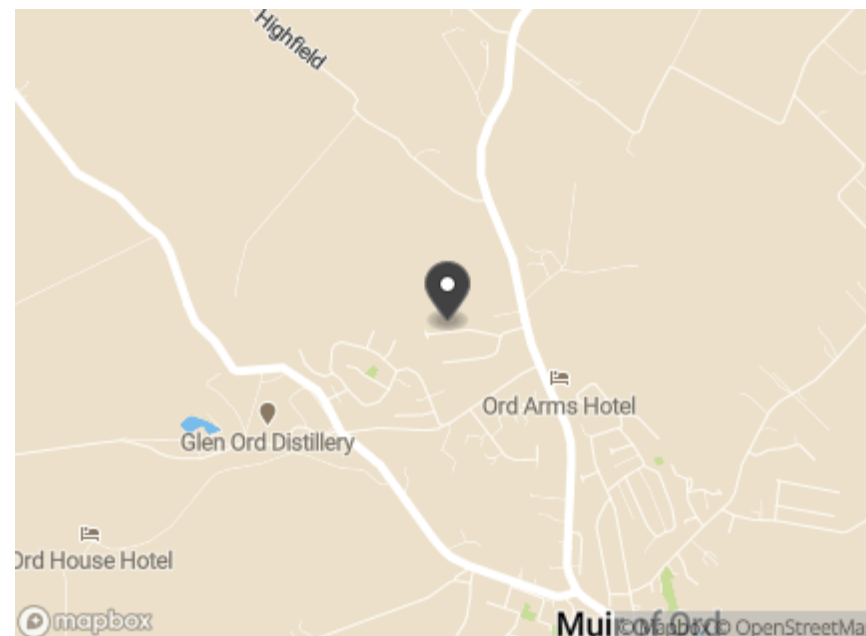


Approximate Floor Area
1302 sq. ft
(120.96 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	72	79		72	77
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Hamish

Kintail House, Beechwood Park,
 Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000