



1 Noble's Court, MUIR OF ORD, IV6 7XE

- Entrance Hall
- Lounge
- Kitchen/Dining Area
- Two Bedrooms
- Bathroom
- Electric Heating
- Double Glazing
- Garden
- Parking Space

Offers Over £98,000

This spacious ground floor flat represents an ideal purchase for the first time buyer, a couple or for those seeking a letting investment. The feature electric fire in the lounge ensures a pleasing focal point whilst the well fitted kitchen provides ample space for informal dining. Both bedrooms are doubles and the bathroom is nicely fitted with a three piece suite.

The property, which has its own private entrance benefits from electric heating, double glazing and good cupboard provision throughout. The garden ground to the front and side of the property is laid to gravel for ease of maintenance and there is a designated parking space to the far side.

#### LOCATION

The property is located in the peaceful village of Muir of Ord on the Black Isle, some 15 miles from Inverness. Shops, cafes and a post office are available locally, with a golf course on the outskirts of the village. There is a local primary school and secondary school children attend Dingwall Academy. A local commuter train travels to Inverness giving easy access to the wider facilities there.

#### DIRECTIONS

From Inverness take the A9 road north until you come to Tore roundabout. Turn first left at the roundabout and continue on this road to Muir of Ord. On reaching the village, go straight ahead across the railway bridge and turn sharp left. Take the second turning to the right, through two pillars, into Nobles Court and No 1 is located within the building on the right hand side. No 1 is accessed via the right hand side of the building.

#### KEY POINTS

- \* Spacious ground floor flat
- \* Own private entry
- \* Garden with clothes drying facilities
- \* Ideal starter home for a couple or as a letting investment

#### ACCOMMODATION

##### Entrance Vestibule

1.19m x 0.95m (3'11" x 3'1")

##### Hall

Door to cupboard housing hot water tank, fuse box and electricity meter; shelving.

##### Lounge

4.12m x 3.91m (13'6" x 12'10")

Picture window to front. The electric fire ensures a pleasing focal point.

##### Kitchen/Dining Room

3.39m x 2.99m (11'1" x 9'10")

Range of wall and unit units incorporating under unit lighting. Ample worksurface areas with inset sink and drainer. Built-in oven, hob and extractor. Space for washing machine, dishwasher and under counter fridge. Doors to two deep storage cupboards.



##### Cupboard 1

1.92m x 1.01m (6'4" x 3'4")

Shelving. Coat hooks. Ceiling light.

##### Cupboard 2

Shelving. Ceiling light.

##### Bedroom 1

3.64m x 3.13m (11'11" x 10'3")

Window to front. Fitted wardrobe with sliding doors, shelf and hanging rail.

##### Bedroom 2

3.64m x 3.00m (11'11" x 9'10")

Window to side. Fitted wardrobe with sliding doors, shelf and hanging rail.

##### Bathroom

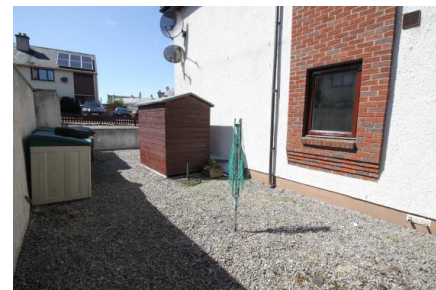
1.97m x 1.86m (6'6" x 6'1")

White suite comprising WC, wash hand basin and bath with electric shower above. Shaver point/light. Extractor.



#### GARDEN

The garden to the front is tiered and laid to gravel. To the side, the garden is again laid to gravel for ease of maintenance. Rotary dryer. Shed and two storage units.



#### PARKING

There is an allocated parking space to the side of the property.

#### EXTRAS

All fitted floor coverings, the oven, hob and extractor together with the garden shed and units are included in the asking price.

#### SERVICES

Mains electricity and water. Drainage is to the main public sewer.

#### COUNCIL TAX

The current council tax band is Band C. Please be aware that this may be subject to change upon resale.

#### EPC - BAND C

#### VIEWING

By appointment through South Forrest Property Department on (01463) 250255 or the Highland Solicitors Property Centre, outwith office hours on (01463) 231173.

#### FLOOR PLAN



#### HSPC REF

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