

12 Nobles Court, Muir Of Ord,
IV6 7XE

Offers Over £98,000



- spacious self contained, ground floor flat
- lounge, 2 bedrooms, kitchen, bathroom
- ideal starter home or investment property
- very close to railway station and all local amenities
- allocated parking, communal garden area
- epc band c

This beautifully presented ground floor flat is located close to local amenities in the popular village of Muir of Ord. All the rooms are in excellent decorative order and are a generous size. The location, layout and outdoor space will appeal to young professionals, as a retirement property or landlords looking to expand their property portfolio. The lounge is bright and comfortable with access door to the kitchen. There is ample space in the lounge for small dining table and chairs. The fitted kitchen has integrated double oven, hob and cooker hood, space for free standing white goods and plumbing for washing machine. There are two bedrooms, both are double size and have large fitted wardrobes. To complete the accommodation is the bathroom with over bath electric shower, w.c. and wash hand basin. There are three large storage cupboards in the entrance hallway, one housing the hot water tank. The outside space is mainly communal with the exception of the allocated parking space in front of the property. There is a drying area provided for each flat. A timber garden shed is included in the sale. There is double glazing and electric storage heating.

Rooms

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|------------------|--------------------------------------|
| Lounge | (14' 7" x 13' 2") or (4.45m x 4.02m) |
| Kitchen | (9' 10" x 8' 11") or (3.00m x 2.71m) |
| Bedroom 1 | (9' 7" x 11' 5") or (2.91m x 3.47m) |
| Bedroom 2 | (9' 10" x 11' 5") or (3.00m x 3.47m) |
| Bathroom | (5' 10" x 6' 9") or (1.77m x 2.07m) |

Extras

All fitted floor coverings, fixtures including all light fittings, curtains, curtain poles window blinds. Integrated double oven, hob and cooker hood. Washing machine, fridge. Timber garden shed.

Services

Mains electricity, Water and drainage. Telephone, satellite.

Entry

By mutual agreement.

Council tax

Band C

Viewing

To arrange a viewing of this property please contact Rhona Lamont on 07801945640.



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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