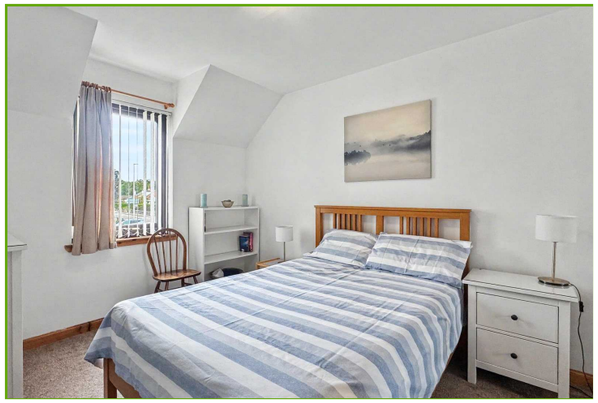
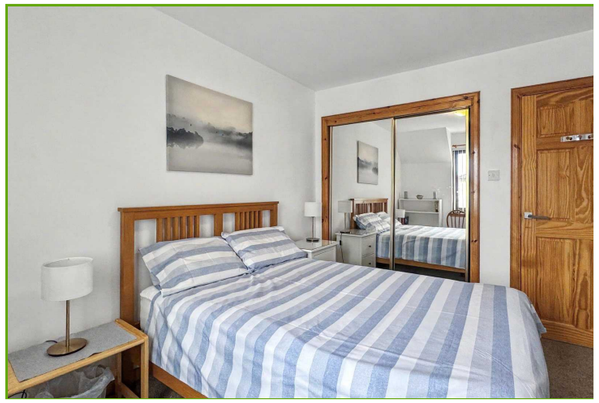
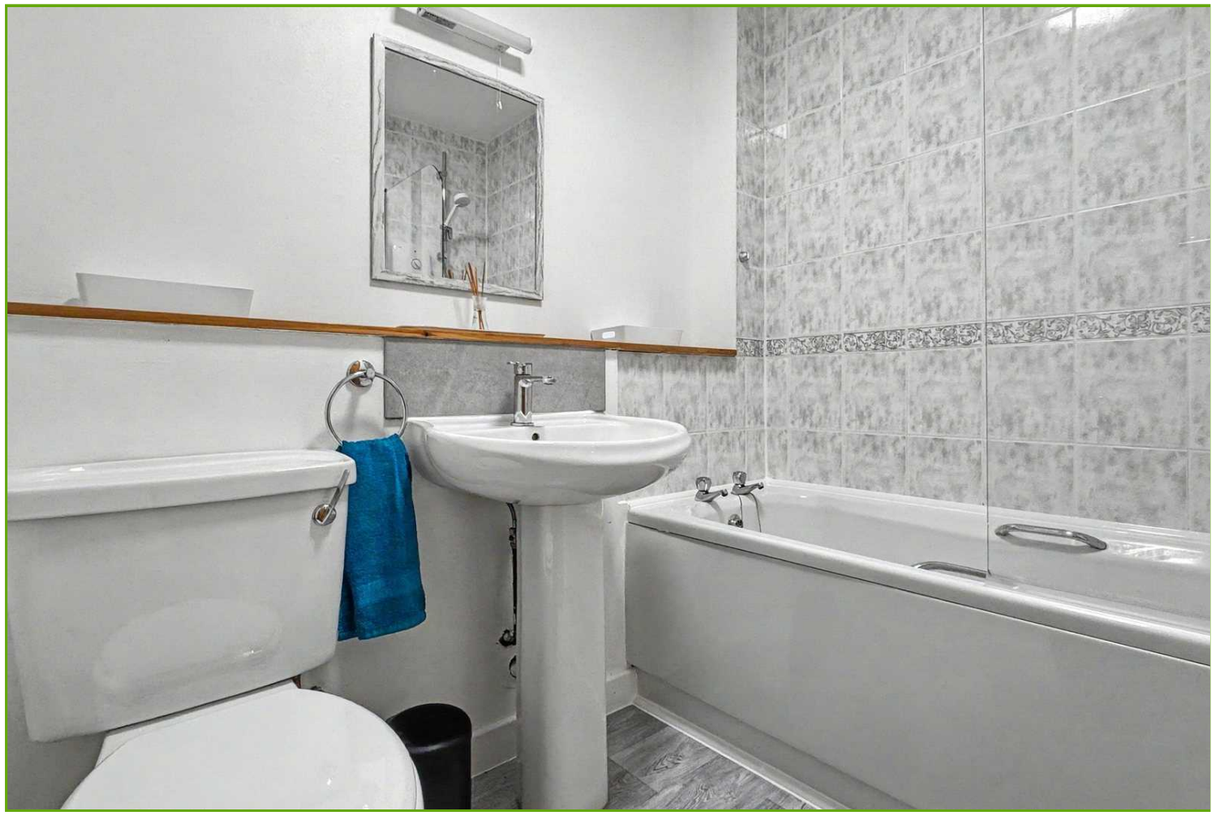


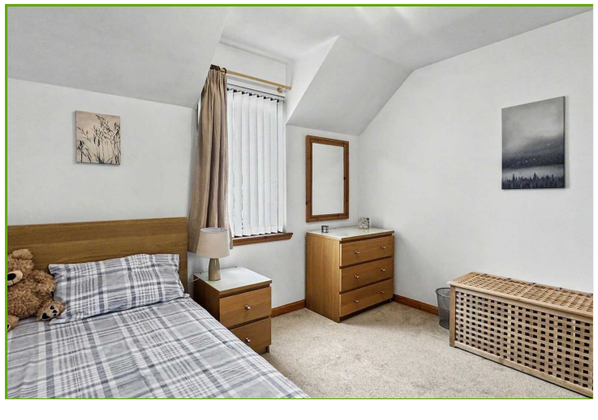


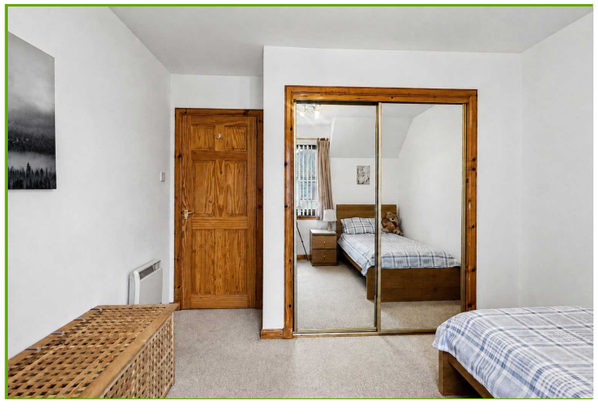












Nobles Court, Muir of Ord,
Highland, IV6

**Offers Over: £130,000**

**Tenure: Freehold**

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The Property Ombudsman

# Nobles Court, Muir of Ord, Highland, IV6

**Offers Over: £130,000 Tenure: Freehold**

Council Tax Band: C
EPC Rating: C

A bright and spacious two-bedroom first-floor flat with its own private entrance, generous lounge/diner, modern kitchen and two double bedrooms with built-in wardrobes. Ideally positioned in the popular Highland village of Muir of Ord.

**Entrance**
The property is accessed via its own private ground-floor entrance, opening into an entrance hallway with a staircase rising to the first-floor accommodation.

**Hallway**
At first-floor level, the central hallway has three generous storage cupboards and provides access to the lounge/diner, bathroom and both bedrooms, creating a practical and well-arranged layout.

**Lounge/Diner**
14'1" x 12'9" (4.3m x 3.89m)
A bright and generously proportioned reception room with two large windows allowing plenty of natural light to fill the space. There is ample room for both comfortable lounge furniture and a dining table and chairs, while wood-effect flooring and neutral décor create a versatile setting for everyday living and entertaining. A doorway leads directly into the kitchen.

**Kitchen**
8'4" x 9'6" (2.54m x 2.9m)
The kitchen is fitted with a modern range of grey shaker-style wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is an integrated oven, hob, dishwasher, washing machine and fridge/ freezer, generous preparation and storage space and a window providing natural light.

**Bedroom 1**
9'3" x 10'11" (2.82m x 3.33m)
A well-proportioned double bedroom with ample space for a double bed and additional freestanding furniture. The room benefits from a built-in wardrobe with mirrored sliding doors,providing excellent storage.

**Bedroom 2**
10'3" x 8'11" (3.12m x 2.72m)
A further generous double bedroom, again offering good space for bedroom furniture and benefitting from a built-in wardrobe with mirrored sliding doors.

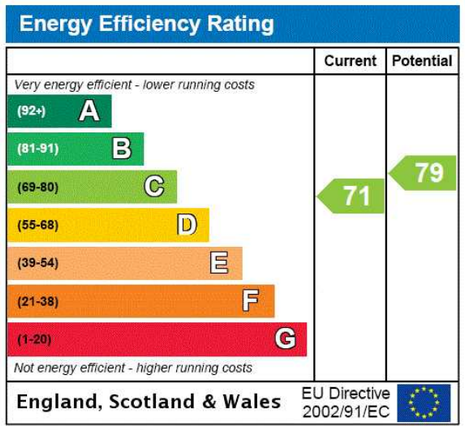
**Bathroom**
5'9" x 6'9" (1.75m x 2.06m)
Fitted with a white three-piece suite comprising WC, pedestal wash hand basin and bath with shower above and glazed screen. Extensive wall tiling provides a practical and easy-maintenance finish.

**External**
Externally, communal parking is available within the development.

**Additional**
The property is neutrally presented throughout and benefits from double glazing and heating. Muir of Ord is a popular and well-connected Highland village, conveniently positioned for access to Inverness, Dingwall and the wider Black Isle. The village offers a range of everyday amenities together with rail links, making it well suited to those commuting throughout the Highlands wishing to explore the outdoors or seeking a quieter setting with good transport connections.

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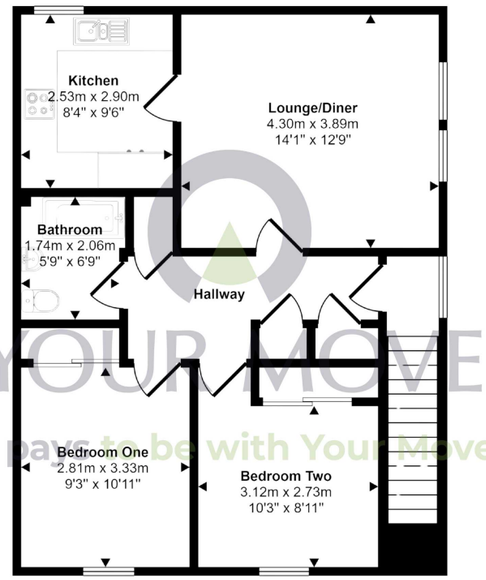
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For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Approx Gross Internal Area
65 sq m / 699 sq ft




First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.