

Melrose House, 2 Newmore,
Muir of Ord



Strutt
& Parker

Land and property. Since 1885.

An impressive contemporary detached family home offering spacious, light-filled accommodation and panoramic countryside views, set within extensive garden grounds in a rural position near Muir of Ord.

Property
Melrose House is a beautifully presented home offering versatile living space, designed to maximise its scenic Highland setting. The house features well-proportioned rooms throughout, providing comfortable and efficient accommodation for family life.

The ground floor accommodation opens from a welcoming reception hall. The substantial drawing room features triple-aspect glazing that floods the space with natural light and provides attractive views over the surrounding landscape. The modern kitchen is well appointed with sleek high-gloss cabinetry, integrated appliances and a breakfast bar for informal dining. An adjacent dining room provides a dedicated space for entertaining, while a utility room offers additional storage and outdoor access. Completing the ground floor is a flexible double bedroom and a convenient shower room

On the first floor, the generous principal bedroom suite benefits from a dedicated dressing room and a stylish en suite shower room. One additional bedroom also benefits from an en suite shower room, while the remaining bedroom is served by a family bathroom featuring a large freestanding bath and modern tiling.

The house is approached via a sweeping gravel driveway providing parking for several vehicles and leading to a substantial detached double garage. Melrose House sits centrally within a generous plot, with expansive wrap-around lawns bordered by traditional stone walls and fencing. The gardens provide an excellent setting for outdoor recreation while taking in far-reaching views across the neighbouring fields and hills. Roof-mounted solar panels further enhance the house's energy efficiency.



Location
The property lies approximately three miles from Muir of Ord, in the Easter Ross area of the Highlands, close to dramatic open countryside and the waters of the Beaully Firth. The village offers a range of everyday amenities, including local shops, cafés, restaurants, a village hall and a doctor's surgery, as well as a primary school; secondary schooling is available in nearby Dingwall. Inverness, the capital of the Highlands, is approximately 12 miles away and provides an extensive range of shopping, leisure, cultural and educational facilities, together with several major supermarkets. The area is well connected, with the A9 offering access to Inverness and northwards along the east coast, while Muir of Ord railway station provides regular services to Inverness, where onward connections are available to other major cities. Inverness Airport is approximately 19 miles away with flights to a wide range of UK destinations (including London Heathrow) and a limited number of European destinations (including Amsterdam).

Postcode region: IV6

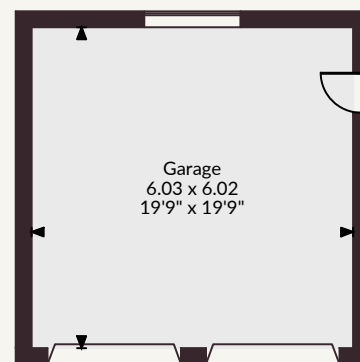
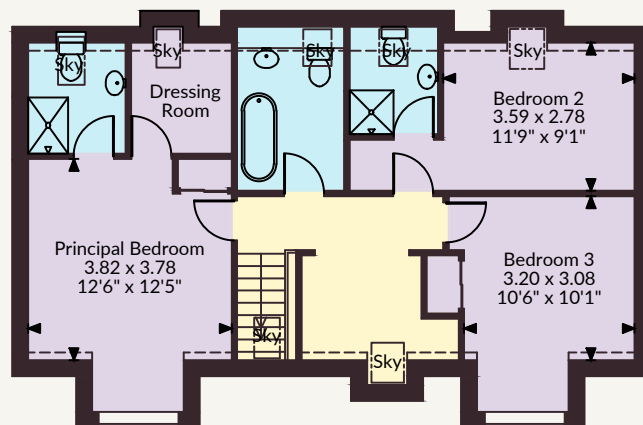
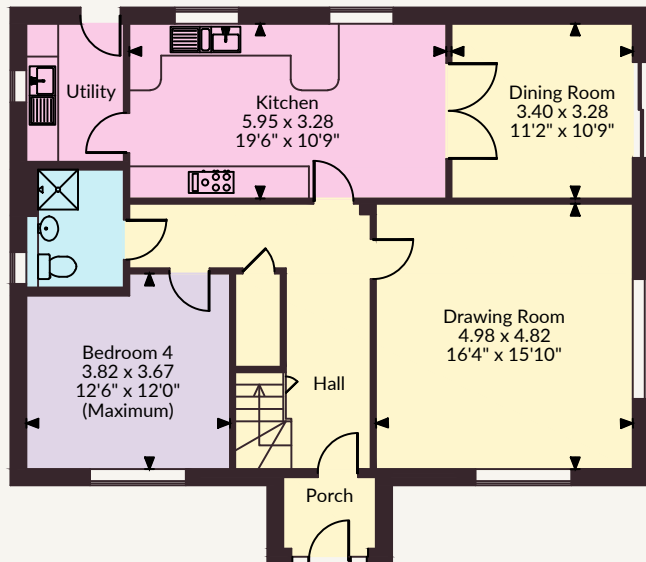
General
Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk
Services: Mains water and electricity. Private drainage via septic tank (SEPA registered). Oil heating.
Council Tax: Band F
EPC Rating: C
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
<https://checker.ofcom.org.uk/en-gb/>

1,796 sq ft (167 sq m)
2 reception rooms
4 bedrooms
4 bathrooms
Freehold | Rural

Offers Over £410,000



Melrose House, Newmore, Muir of Ord
 Main House internal area 1,796 sq ft (167 sq m)
 Garage internal area 391 sq ft (36 sq m)
 Total internal area 2,187 sq ft (203 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
 © Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8703231/GBR

Strutt & Parker Inverness

Castle House, Inverness, IV2 6AA

01463 719171 | inverness@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken September 2026. Particulars prepared September 2026.