



Atholl, 2 Blair of Tarradale, Muir of Ord

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# Atholl

## 2 Blair of Tarradale, Muir of Ord, Ross-shire IV6 7PY

A generously proportioned detached home in a popular and admired setting on the edge of Muir of Ord.

Muir of Ord station 0.6 miles, Inverness city centre 12.0 miles, Inverness Airport 19 miles

Porch | Reception hall | Sitting room | Dining room | Kitchen/breakfast room | Utility  
Principal bedroom with dressing room & en suite shower room | 3 Further bedrooms  
Family bathroom | Shower room | Garage

EPC rating C

### The property

This splendid detached family home is set in a desirable position in the village of Muir of Ord, amidst the stunning surrounding Highland countryside. The property offers well-presented accommodation, with plenty of natural light and neutral, contemporary styling throughout, including Canadian oak wood flooring and recessed LED lighting.

The ground floor has two main reception rooms, including the generous sitting room at the front, with a bay window and fireplace. There is also a dining room overlooking the rear garden, while at the rear of the house there is a social, open-plan kitchen and breakfast room, providing further space in which to relax or entertain. The kitchen itself has wooden units to base and wall level, as well as a central island and integrated appliances.

There is one double bedroom on the ground floor, along with a shower room. Upstairs you will find a further three bedrooms, all of which

are doubles of similar proportions. The principal bedroom has its own dressing room, with the other bedrooms all benefitting from built-in storage. The principal bedroom also has an en suite shower room, while the family bathroom is on the first floor, all bathrooms/shower rooms benefit from underfloor heating.

### Outside

At the front of the property there is an area of lawn and a tarmac driveway, providing plenty of parking space and gated access to the garage at the rear, where there is also a further parking area. In addition, at the rear there is a further area of lawn with a west-facing aspect, which welcomes plenty of sunlight throughout the day.

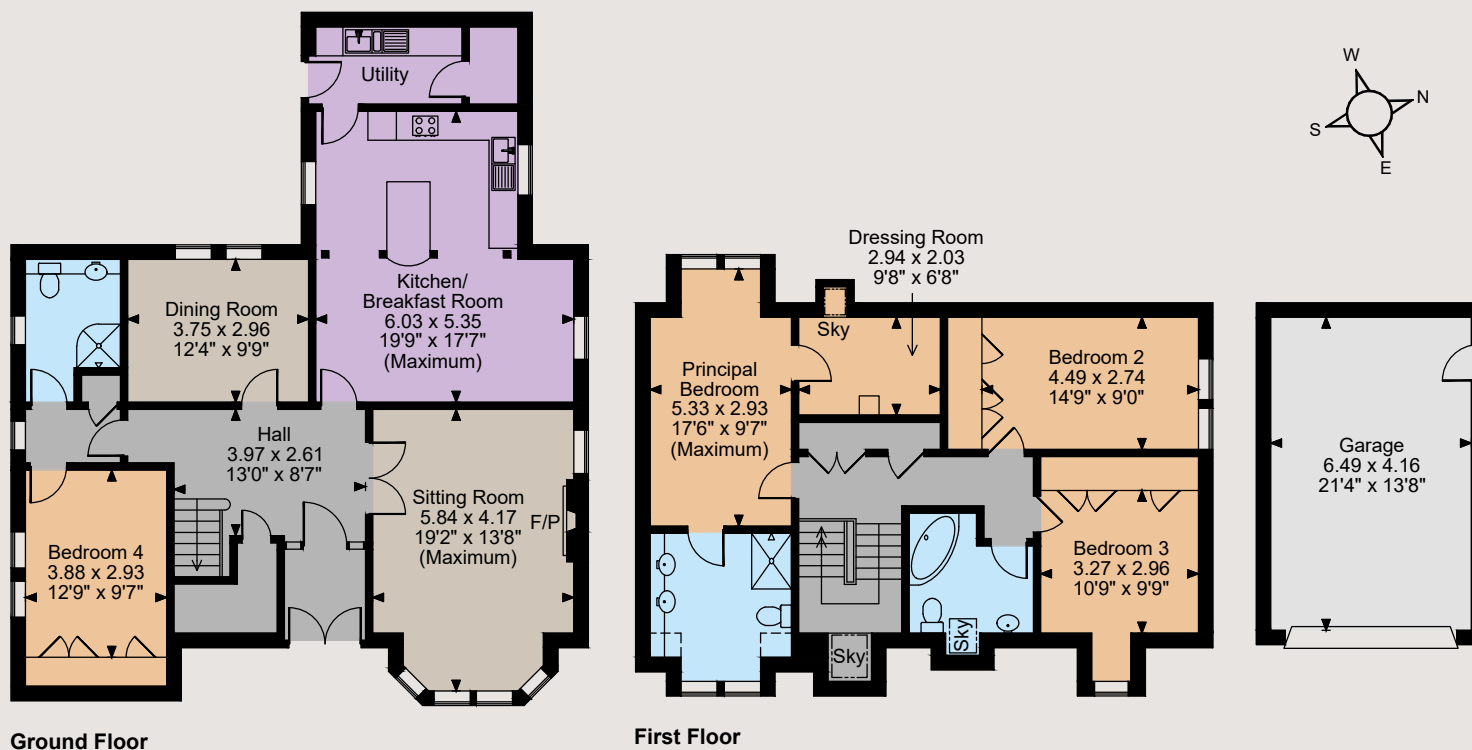
### Location

Muir of Ord is situated in the Black Isle area of the Highlands, moments from dramatic countryside and the open waters of the Beauly Firth. The village offers several amenities, including local shops, cafés, restaurants, a village hall and a doctor's surgery. There is also a primary school in the village, with the nearest secondary school being in nearby Dingwall. Inverness, the capital of the Highlands, is just 12 miles away, with its extensive range of shopping, leisure, cultural and educational facilities, as well as access to large supermarkets. Local road links include the A9, providing access to Inverness and north along the east coast. There is also a railway station in the village, providing services to Inverness where connections can be made to other major cities.





Floorplans  
House internal area 2,074 sq ft (193 sq m)  
Garage internal area 291 sq ft (27 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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## Directions

What3Words - ///escorting.member.ants

From Inverness, take the A9 north, crossing the Kessock Bridge before taking the first exit at the Tore Roundabout, onto the A832. Continue for 5.2 miles, into Muir of Ord, then turn right onto Blair of Tarradale. You will find the property on the left.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity, gas, water & drainage, gas-fired central heating.

**Council Tax:** Band G

**Fixtures and Fittings:** Fitted floor coverings and integrated appliances will be included in the sale.

**Tenure:** Freehold

**Guide Price:** Offers Over £450,000

## Inverness

Castle House, Inverness, IV2 6AA

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