



The Pines

Muir of Ord, Highland, IV6 7UL

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Introduction

Spacious detached bungalow, set in grounds extending to approximately 1.05 Acres, offering excellent potential for repair, renovation and upgrading or redevelopment with a backdrop to Clash Woods, close to the village of Muir of Ord.

Mature and private garden grounds extending towards woodland.

Additional area of ground with potential for further development, subject to consents.

Convenient location close to Muir of Ord and local amenities.



The Pines is a spacious detached three / four bedroom bungalow set within extensive mature garden grounds.

Although the property now requires repair and renovation throughout, it offers an excellent opportunity to acquire a home in a peaceful setting. Surrounded by established trees and hedging, the property enjoys a good degree of privacy. The exterior of the property is finished in timber cladding and the house is double glazed throughout and has partial night storage heating.

Access to the property is via a porch with two steps leading to the hardwood front door. The entrance opens into a porch area with a further glazed door leading into the main hallway.

Situated directly ahead is the spacious kitchen which has a range of floor and wall mounted units in white with laminate work surfaces. A large window overlooks the rear garden and there is a built-in Hotpoint oven and electric hob. A useful pantry cupboard provides additional storage. Off the kitchen, a door leads to an external hallway and out to the rear garden. Located within this area are two large storage rooms.

Positioned to the right of the kitchen is the dining room, which could alternatively serve as a fourth bedroom if required. This is a bright room with two windows allowing for plenty of natural light and ample space for a dining table.



Returning to the hallway, immediately to the right is the lounge which has an electric fire set within a ceramic tiled surround. A window to the front overlooks the garden. Further along the hallway are the three bedrooms and bathroom.

The bathroom is fitted with a white two-piece suite comprising wash hand basin and WC together with a shower cubicle housing an electric Mira shower.

Bedroom one and bedroom two are both spacious double rooms with large windows overlooking the rear and front gardens respectively. Both rooms benefit from built-in wardrobes. Bedroom three is also a double bedroom with a window to the front.

Externally, a driveway leads around to the rear of the property. The generous garden grounds are laid to lawn, with mature trees and hedging creating a private setting.

Areas of lawn extend to the front and sides of the house.

To the rear are a shed and garage together with a fenced area which would be ideal for use as a vegetable plot or for keeping small livestock.

Beyond this is an additional area of ground extending towards the woodland which may offer future development potential, subject to the necessary consents being obtained.

Plans have been drawn up which show the further development potential and are available to interested parties.







Location

The Pines sits in a rural location, surrounded by birdlife, backing on to Clash Woods with excellent walks on the doorstep. The property is only 1.3 miles from Muir of Ord and its amenities and 15 miles from Inverness.

Muir of Ord has a good range of amenities including a Co-op and two popular cafes, hotels, a bakery, doctor's surgery, pharmacy, garage/filling station with convenience store and Primary School. There is also a popular golf course. Inverness is approximately 15 miles away where there are shopping and recreational facilities.

A regular train service runs to Inverness from Muir of Ord and Beaulieu. Inverness Airport offers daily, national, and international flights.

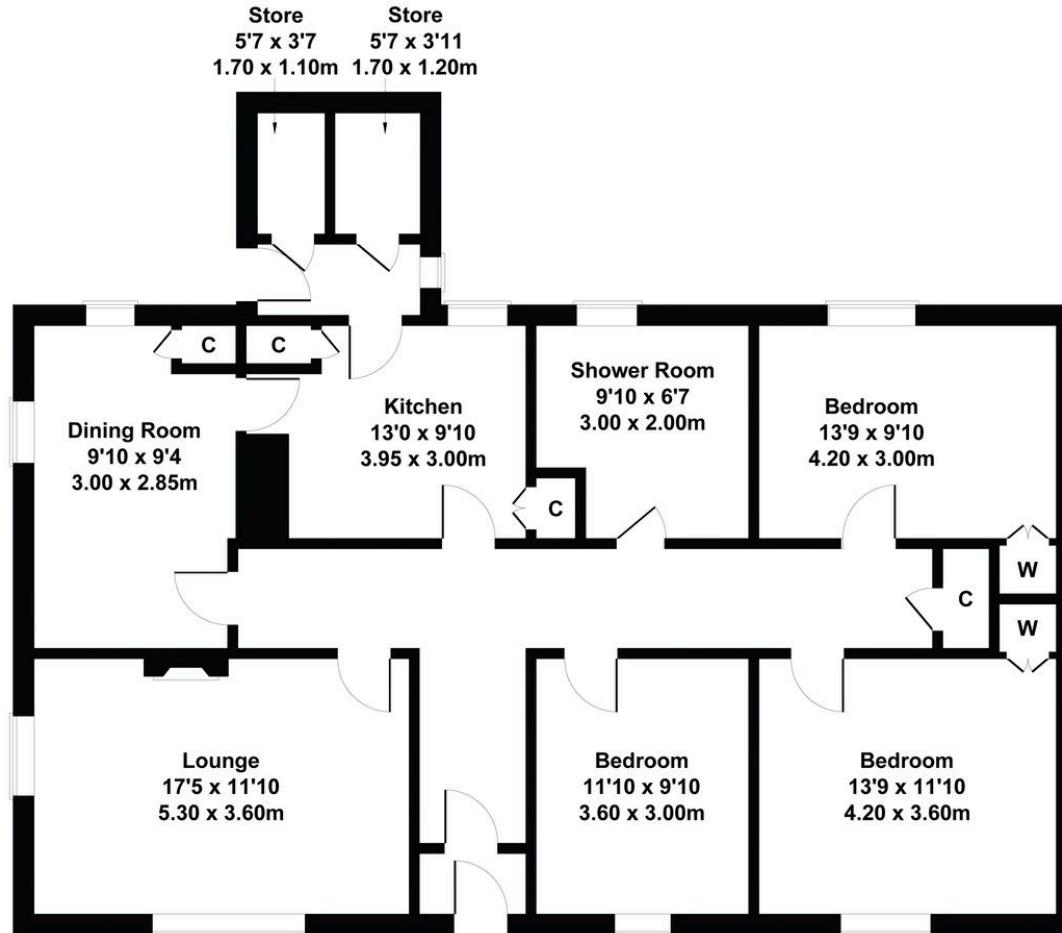


Plans

127 sq m

The Pines, Highfield, Muir of Ord, Highland, IV6 7UL

Approximate Gross Internal Area
1365 sq ft - 126.8 sq m



Not to Scale. Produced by The Plan Portal 2026
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Details

Local Authority

Highlands and Islands Council

Council Tax

Band = C

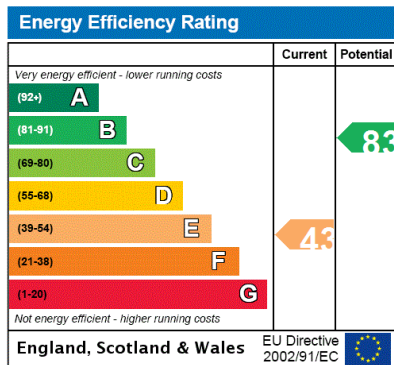
Tenure

Freehold

EPC

EPC Rating = E

The Pines



Services & Additional Information

Mains water

Drainage to septic tank

Directions

On entering Muir of Ord, turn left onto the A832 signposted for Marybank and continue for a short distance before reaching Clash Woods which is signposted. The Pines is on the left of the road direct after the Clash Woods entrance.

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Muir of Ord, Highland, IV6 7UL

Offers Over £170,000



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