

## Ledaig, Grange

Keith,

AB55 6SL



### Offers Over £425,000

Set within a beautiful semi-rural position and benefiting from far reaching southerly views is this superb 4 Bedroom Detached Bungalow offering approximately 168sqm of accommodation. The property is very well presented by the current owners and is set within almost 2 Acres, part of which features a paddock with a stable.

### Features

4 Bedroom Detached Bungalow

Set within almost 2 Acres

En-Suite to Master Bedroom

Far reaching views

Double Glazing

Oil Central Heating



**Set within a beautiful semi-rural position and benefiting from far reaching southerly views is this superb 4 Bedroom Detached Bungalow offering approximately 168sqm of accommodation. The property is very well presented by the current owners and is set within almost 2 Acres, part of which features a paddock with a stable.**

**Accommodation comprises an Entrance Vestibule, Hallway, Study, Lounge, Snug / Dining Room, a Kitchen / Diner, a Side Entrance Hallway with Utility Room and W.C Cloakroom. The accommodation continues with 4 Bedrooms (En-Suite Shower Room to the Master Bedroom) and a family sized Bathroom.**

**Further benefits include a spacious Driveway providing parking for several vehicles, well kept Gardens and a Paddock enclosure with a Stable.**

Entrance to the property is via a uPVC front entrance door with double glazed frosted windows leading to:

#### **Entrance Vestibule**

Coved ceiling with a recessed ceiling light  
Single radiator  
Karndean flooring

#### **Hallway**

A coved ceiling with a pendant light and recessed lighting  
A single radiator  
Recessed shelved display alcove  
Built-in double storage cupboard for coats and shoes  
Fitted carpet

#### **Study – 7'7" (2.30) max x 7'4" (2.23) max**

Coved ceiling with pendant light fitting  
Double glazed window to the front  
Single radiator  
Double power points and telephone point  
Fitted carpet

#### **Lounge – 19'8" (5.99) x 14'5" (4.39) widening to 16'8" (5.08) max**

A spacious room benefiting from far reaching countryside views  
Double doors from the hallway lead into the lounge  
2 ceiling light fittings  
3 double glazed windows to the front aspect and double glazed window to each side  
2 single radiators  
Fitted carpet  
A door leads through to the Kitchen / Diner

#### **Snug / Dining Room – 13'9" (4.18) x 8'3" (2.51)**

Currently utilised as a 'snug', this room would also make an ideal dining room  
Coved ceiling with a pendant light fitting  
Single radiator  
Double glazed windows to the rear with double glazed double doors which lead out to a paved seating area and the rear garden  
Fitted carpet

Double doors from this room lead back into the main Hallway

**Kitchen / Diner – 21'9" (6.62) x 15'2" (4.62) reducing to 9'11" (3.02)**

The kitchen area comprises a coved ceiling with recessed ceiling lighting

3 double glazed windows to the front offer far reaching countryside views

A modern fitted kitchen offering a range of wall mounted cupboards and fitted base units featuring quartz 'Silestone' worktops and integrated sink

Integrated appliances include an Neff induction hob with overhead extractor unit and Neff electric oven

Integrated fridge/freezer

The room continues and features a wood burning stove with a ding area to the rear of the room with double glazed double doors that open out onto the garden and a paved seating area

A single radiator and a double radiator

Karndean flooring

Doors lead to the Snug / Dining room and to the Side Entrance Hallway

**Side Entrance Hallway**

Coved ceiling with recessed ceiling lighting

Single radiator

Vinyl flooring

A uPVC side entrance door with double glazed frosted window leads out to the side driveway area

Doors lead to the Utility Room and W.C Cloakroom

**Utility Room – 9'6" (2.89) plus cupboard space x 7'11" (2.40)**

Pendant light fitting

Double glazed window to the rear

Single radiator

Fitted base units with a circular single sink with drainer unit and mixer tap

A built-in storage cupboard with lighting within, and houses the hot water tank and oil fired boiler

A loft access hatch with loft ladder leads to a generous sized loft space which is partly boarded and is fitted with lighting (the current owners have increased the loft insulation)

Vinyl flooring

**W.C Cloakroom – 7'11" (2.40) max x 3'10" (1.16)**

Pendant light fitting

Double glazed frosted window to the rear

Single radiator

Press flush W.C and pedestal wash basin

Vinyl flooring

**Master Bedroom with En-Suite Shower Room – 14'6" (4.42) plus wardrobe space x 11'10" (3.60)**

Benefiting from far reaching countryside views

A coved ceiling with ceiling light fitting

3 double glazed windows to the front aspect

Single radiator

A triple built-in mirrored wardrobe

Fitted carpet

**En-Suite Shower Room – 7'8" (2.33) max x 6'5" (1.94)**

Coved ceiling with recessed ceiling lighting  
Double glazed frosted window  
Heated chrome styled towel rail  
Fitted vanity unit with recessed wash basin  
Corner press flush W.C  
Quadrant shower cubicle, wet wall finish within and mains shower  
Karndean flooring

**Bedroom Two – 13' (3.96) max into recess x 9'11" (3.02) plus cupboard space**

Coved ceiling with a pendant light fitting  
Double glazed windows to the front offering countryside views  
Single radiator  
Built-in double mirrored wardrobe and a built-in shelved storage cupboard  
Bedside light fittings  
Fitted carpet

**Bedroom Three – 14'4" (4.37) plus wardrobe space x 8'3" (2.51)**

Coved ceiling with a pendant light fitting  
2 double glazed windows to the rear  
Single radiator  
Built-in mirrored wardrobe  
Bedside light fitting  
Fitted carpet

**Bedroom Four – 11'3" (3.42) plus wardrobe space x 8'4" (2.54)**

Coved ceiling with a pendant light fitting  
Double glazed window to the rear  
Single radiator  
Built-in mirrored wardrobe  
Bed side light fitting  
Fitted carpet

**Bathroom – 9'1" (2.76) x 9'2" (2.79) max**

Coved ceiling with recessed ceiling lighting  
Double glazed frosted window to the front  
Heated chrome style towel rail  
Fitted bath and double quadrant shower cubicle with electric shower  
Pedestal wash basin with mixer tap  
Press flush W.C  
Karndean flooring

**Gardens and Driveway**

The property features a long driveway which leads up to the property with well kept gardens either side. This leads to a spacious parking area to the front and to the side of the property which provides plenty of parking. Outside security lighting, garden tap and outside power point.

At the rear of the property the gardens are of a low-maintenance design laid to gravel and featuring a paved seating area with pergola and raised flower bed troughs. There are 2 wood storage stores and a timber bike storage shed.

The gardens continue to a higher level which are mostly laid to lawn with a summer house and

storage shed which was formally a stable. Stunning far-reaching views are on offer from the main higher level of garden area. There is a vegetable bed area to one corner with raised timber beds.

A galvanised gate leads to the enclosed paddock with a timber built open stable.

**Note 1**

Fitted blinds, floor coverings and some light fittings are to remain.

# Floorplan



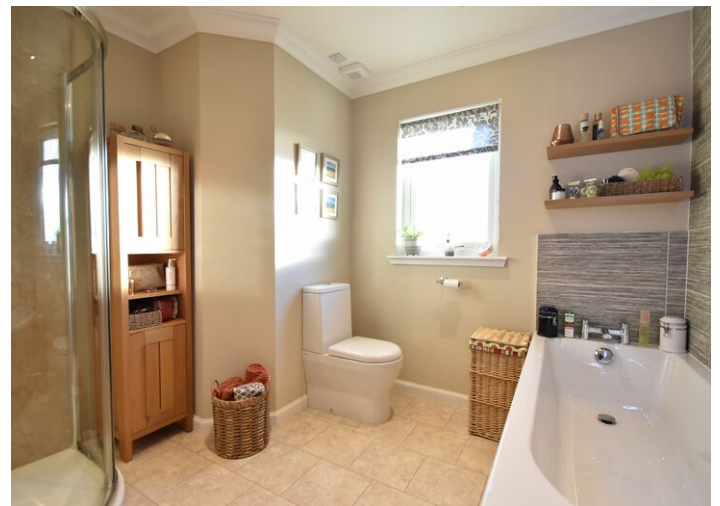
Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.

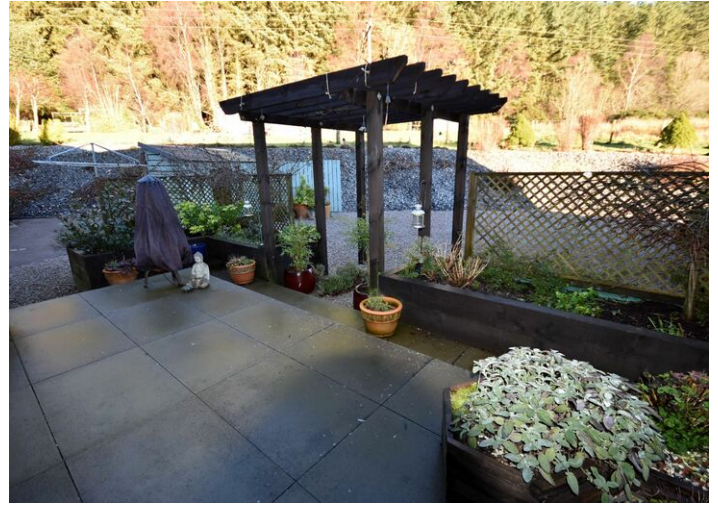














## Energy Performance Rate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			93
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

## Council Tax Band

Currently F

**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.