

Post Office Cottage  
Church Street  
Garmouth  
Moray  
IV32 7LT



**Offers Over £175,000**

Set within the village of Garmouth is this 'C' Listed 3 Bedroom Semi-Detached former Post Office Cottage. The property benefits from its Own Driveway at the rear of the property and a modern kitchen and shower room.

### Features

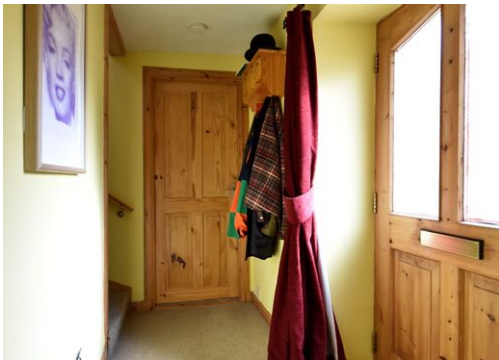
3 Bedroom Semi-Detached Cottage

Located within the heart of Garmouth village

Walking distance to Garmouth & Kingston Golf Course and  
The Speyside Way

Own Driveway

Double Glazing and Oil Central Heating



Set within the village of Garmouth is this 3 Bedroom Semi-Detached former Post Office Cottage. The property benefits from its Own Driveway at the rear of the property and a modern kitchen and bathroom.

Accommodation a Hallway, Lounge featuring a wood burning stove, a modern Kitchen / Diner, a roomy Ground Floor Double Bedroom and a stylish and spacious Shower Room on the ground floor.

The 1st floor comprises a Landing with built-in storage cupboards and 2 Attic Styled Bedrooms. Further benefits include a Rear Garden and its own Driveway at the Rear.

Entrance into the property is via front door with double glazed frosted windows leading to:

Hallway  
Ceiling light fitting  
Single radiator  
A carpeted staircase leads up to the 1st floor landing  
Fitted carpet

Lounge – 13'8" (4.16) x 12'11" (3.94)  
Ceiling light fitting and 2 wall mounted light fittings  
Double glazed sash design window to the front  
Fireplace surround with a brick finish, lighting and featuring a wood burning stove  
Double radiator  
2 recessed alcoves  
Fitted carpet

Kitchen / Diner – 17'3" (5.26) x 8'7" (2.61) max reducing to 6'8" (2.02)  
A twin aspect room comprising a modern fitted kitchen  
2 ceiling light fittings  
Double glazed window to the rear and to the side  
Double radiator  
A range of wall mounted cupboards and fitted base units with wood effect worktops and matching splash backs  
A white ceramic 1 ½ style sink with drainer unit and mixer tap  
Integrated electric hob with extractor unit and oven  
A further fitted base unit with wall mounted cupboards and display cabinet  
Space to accommodate a fridge/freezer and dining table  
Tiled flooring

A rear entrance door leads out to the garden

Ground Floor Bedroom – 13'7" (4.13) x 13'1" (3.98) plus recess  
Pendant light fitting  
Double glazed sash design window to the front  
Double radiator  
Fireplace surround with 2 recessed alcoves either side  
Fitted carpet

Ground Floor Shower Room – 11'5" (3.47) 6'9" (2.04) max

A stylish and modern fitted suite comprising a plastic lined ceiling with recessed lighting

Double glazed frosted window to the rear

A tall heated grey towel rail

A walk-in design double shower cubicle with mains twin head shower and tiled walls within

Fitted vanity unit with matching wall mounted storage unit, recessed wash basin, fitted mirror with touch lighting

Press flush W.C

Built-in utility cupboard which provides space for a washing machine and tumble dryer

Tiled flooring

## 1st Floor Accommodation

Landing

Wall mounted light fitting

A traditional styled double glazed skylight window to the front and rear

Built-in storage cupboard space to each side of the landing

Fitted carpet

Attic Styled Bedroom 2 – 13'5" (4.08) max x 8'10" (2.69) max into coombe

Ceiling light fitting

Traditional styled double glazed skylight window to the front

Double glazed box window to the side

Double radiator

Built-in storage cupboards

Fitted carpet

Attic Styled Bedroom 3 – 13'10" (4.21) max x 8'11" (2.72) max into coombe

Ceiling light fitting

Traditional styled double glazed skylight window to the front

Double radiator

Built-in storage cupboards

Fitted carpet

Garden

The garden commences with a paved seating area, a block built shed which houses the oil fired boiler and with an attached potting shed

The remainder of the garden is laid to lawn with raised vegetable beds

Outside garden tap

Driveway

Own driveway which is gravelled with a gated access providing parking for 1 vehicle

Note 1

All light fittings, fitted blinds & floor coverings are to remain.

# Energy Performance Rate

# Council Tax Band

Currently C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		











**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.