

Beechrow
39 Balnacoul Road
Mosstodloch
Moray
IV32 7LP



Offers Over £199,000

Located within the village of Mosstodloch and benefiting from an outlook to Balnacoul Woods is this 3 Bedroom Detached Bungalow. The property features a spacious Driveway which leads to a Single Garage.

Features

- 3 Bedroom Detached Bungalow
- Spacious Front and Rear Gardens
- Rear outlook towards Balnacoul Woods
- Own Driveway and Garage
- Double Glazing
- Gas Central Heating

Located within the village of Mosstodloch and benefiting from an outlook to Balnacoul Woods is this 3 Bedroom Detached Bungalow. The property features a spacious Driveway which leads to a Single Garage.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Kitchen / Diner, Utility Room, 3 Bedrooms (En-Suite Shower Room to Bedroom One) and a Bathroom.

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

Entrance Vestibule – 5'11" (1.80) x 7'7" (2.30)

Coved ceiling with pendant light fitting
Double glazed window to the front
Single radiator
Vinyl flooring

Hallway

2 pendant light fittings
Single radiator
Built-in shelved storage cupboard with loft access hatch within
A 2nd built-in storage cupboard
Fitted carpet

Lounge – 17'5" (5.31) x 15'4" (4.67)

A spacious room comprising a coved ceiling with 2 ceiling light fittings
Double glazed window to the front
Double radiator
Fitted carpet

Kitchen / Diner – 17'4" (5.28) max x 12'9" (3.88) reducing to 10'7" (3.22)

The kitchen area comprises a strip light fitting
Double glazed window to the rear looking onto the garden
Wall mounted cupboards and fitted base units
Single sink with drainer unit
Space to accommodate a freestanding electric cooker
Space to accommodate an under counter fridge
Double radiator
Vinyl flooring for the kitchen area
The room continues with space to accommodate a dining table
Double glazed window and sliding patio door to the rear
Built-in storage cupboard
Fitted carpet

Utility Room – 7' (2.13) plus cupboard space x 4'9" (1.44)

Pendant light fitting
Double glazed window to the side
Fitted base unit with single sink and drainer unit
Space to accommodate a washing machine
Built-in storage cupboard which houses the Vaillant gas boiler
Fitted carpet

A uPVC side entrance door with double glazed frosted window lead to the side pathway and gardens

Bedroom One with En-Suite Shower Room – 11'9" (3.57) plus wardrobe space x 9'10" (2.99)

Coved ceiling with a pendant light fitting
Double glazed window to the rear looking onto the garden
Single radiator
Built-in wardrobe
Fitted carpet

A door leads to the En-Suite Shower Room

En-Suite Shower Room – 7'1" (2.15) x 7'3" (2.20) max into cubicle recess

Coved ceiling light fitting
Double glazed frosted window to the front
Single radiator
Shower with tiled walls within, electric shower and shower curtain rail
Recessed wash basin and W.C
Built-in shelved storage cupboard
Vinyl flooring

Bedroom Two – 13'5" (4.08) x 8'7" (2.61) plus wardrobe space

Pendant light fitting
Double glazed window to the front
Single radiator
Built-in wardrobe
Fitted carpet

Bedroom Three – 8'4" (2.54) plus wardrobe space x 9'9" (2.96)

Coved ceiling with pendant light fitting
Double glazed window to the front
Single radiator
Built-in wardrobe
Fitted carpet

Bathroom – 9'10" (2.99) x 5'11" (1.80)

Coved ceiling with ceiling light fitting
Double glazed frosted window to the rear
Heated towel rail
Bath with shower screen, wet wall finish to the bath area and electric Mira shower
Pedestal wash basin with mixer tap
Press flush W.C

Rear Garden

A generous sized South facing rear garden with an outlook towards Balnacoul Woods
A high hedged boundary to the rear giving privacy with a rear entrance gate
The garden is mostly laid to lawn
Outside garden tap
Side pathways lead to the front of the property and driveway
Timber built shed and greenhouse are to one side

On the main road on the other side of the hedge, there is already a dropped kerb in place, which gives the opportunity to create a driveway access if required into the rear garden.

Front Garden

A good sized front garden area which is mostly laid to lawn provides the space and potential to increase the driveway area if needed

Own Driveway and Garage

Own driveway providing plenty of space for parking of vehicles

This leads to a single garage fitted with an up and over door to the front

A rear entrance door

Fitted with lighting and power within

Note 1

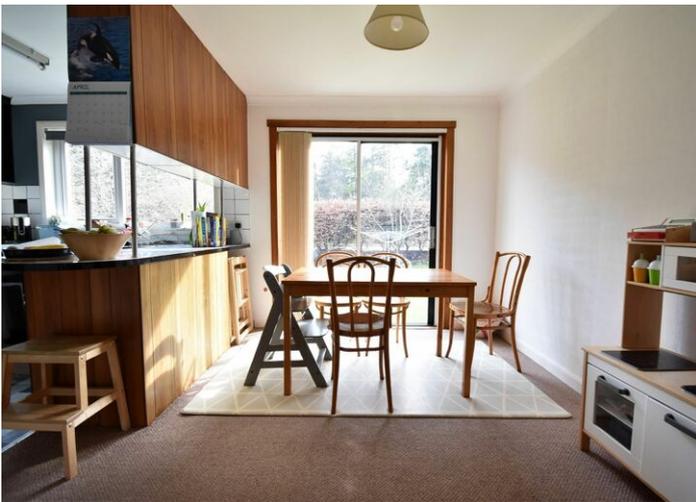
All light fittings, fitted blinds & floor coverings are to remain.

Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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.