

38 Mossmill Park
Mosstodloch
Morayshire
IV32 7JY



Offers Over £180,000

Located within the village of Mosstodloch is this extended 3 Bedroom Semi-Detached Bungalow which benefits from an attractive outlook to the rear over the neighbouring fields.

The current owners have modernised both the Kitchen and Bathroom and the property features a 22ft Conservatory and its Own Driveway to a Detached Garage.

Features

Extended 3 Bedroom Semi-Detached Bungalow

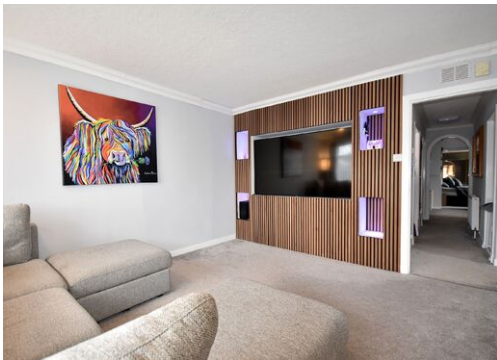
Backing onto farmland

Own Driveway and Garage

Conservatory

Double Glazing

Gas Central Heating



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Accommodation comprises a Hallway, Lounge, Kitchen, Conservatory to the side, Office / Playroom Area, 3 Bedrooms and a Bathroom.

Entrance to the Property is via the conservatory which is positioned to the side of the property. A door from the conservatory leads into the Hallway.

Hallway

Recessed ceiling lights
Loft access hatch
Double radiator
Built-in storage cupboard housing the gas boiler

Lounge – 13'7" (4.13) x 11'7" (3.52)

Coved ceiling with recessed lighting
Double glazed window to the front with a double glazed sliding patio door
Double radiator
Recessed shelf space with lighting and designed to accommodate a wall mounted flatscreen T.V
Fitted carpet

Kitchen – 13'7" (4.13) x 6'10" (2.07)

A modern fitted kitchen
A plastic lined ceiling with recessed ceiling lighting
Double glazed window to the front and side
Double radiator
A range of white high gloss finish wall mounted cupboards and fitted base units
A black 1 ½ style sink with drainer unit and black multi-function tap
Integrated electric induction hob and electric oven
Space to accommodate a washing machine and fridge/freezer
Tiled flooring

Conservatory – 22'1" (6.72) x 7'7" (2.30)

A generous sized room comprising double glazed windows to the front and side
2 wall mounted lights
A sliding rear entrance door gives access out to the Garden
A door leads directly into the Hallway and separate double doors lead into the Office / Dining area
Tile effect flooring

Office / Playroom area – 10'2" (3.10) into door recess x 7'8" (2.33) plus door recess

This area can be very flexible in its use and is positioned in-between Bedroom One and the Conservatory
Recessed lighting
Double radiator

A door leads directly into Bedroom One and double doors lead into the Conservatory

Bedroom One – 10’8” (3.25) plus wardrobe space x 10’1” (3.07)

Ceiling light fitting
Double glazed window to the side
Double radiator
Fitted triple mirrored wardrobes to one side of the room

Bedroom Two – 11’ (3.35) plus wardrobe space x 8’4” (2.54)

Recessed ceiling lighting
Double glazed window to the rear
Double radiator
Built-in wardrobe with sliding mirrored doors
Fitted carpet

Bedroom Three – 10’8” (3.25) x 6’9” (2.04)

Recessed ceiling lighting
Double glazed internal window to the side
Double radiator
Fitted carpet

Bathroom – 8’4” (2.54) max x 6’3” (1.89) max

A modern fitted suite comprising a plastic lined ceiling
Floating design vanity unit with recessed wash basin and black satin finish waterfall design tap
Fitted mirror with demist function and lighting
Bath with shower screen and mains black satin finish mains twin head shower
Press flush W.C
Part wet all finish to the walls
Double radiator
Tiled flooring

Garden

A spacious garden which has an attractive rear outlook over the neighbouring farmland
Mostly laid to lawn with a paved seating area

Driveway and Garage

Benefiting from its own driveway and provides parking for 3-4 vehicles, this leads to a detached single garage fitted with lighting and power

Note 1

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

Energy Performance Rate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Council Tax Band

Currently B









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

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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.