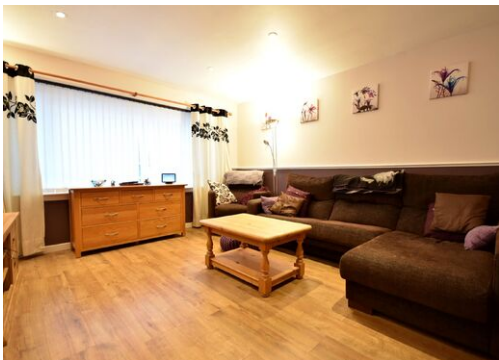


10 Dean Place  
Mosstodloch  
Fochabers  
Moray  
IV32 7JE



**Offers Over £145,000**

Located within the village of Mosstodloch is this 3 Bedroom House which benefits from a stylish and modern Bathroom suite and Off-Street Parking.

### **Features**

3 Bedroom House

Off-Street Parking

A stylish and modern Bathroom suite

Double Glazing

Gas Central Heating

Rear Garden with store shed

Located within the village of Mosstodloch is this 3 Bedroom House which benefits from a stylish and modern Bathroom suite and Off-Street Parking.

Accommodation comprises a Hallway, Ground Floor W.C, Lounge, Kitchen / Diner and a Ground Floor Bedroom / Office. The 1st floor comprises 2 Double Bedrooms and a modern fitted Bathroom.

Hallway

Recessed ceiling lighting

Single radiator

A carpeted staircase with a built-in understairs storage cupboard leads to the 1st floor landing

A separate built-in storage cupboard

Laminate flooring

Ground Floor W.C – 6' (1.83) x 3'4 (1.01)

Pendant light fitting

Double glazed window to the front

Single radiator

Wash hand basin and a press flush W.C

Vinyl flooring

Lounge – 12'7" (3.83) x 13'5" (4.08)

Recessed ceiling lighting

Double glazed window to the front

Double radiator

Laminate flooring

Kitchen / Diner – 11'8" (3.55) x 11'6" (3.50) plus cupboard space

Ceiling light fitting

Double glazed window to the rear

Double radiator

A range of fitted cupboards and base units

1 ½ style sink with drainer unit and mixer tap

Integrated 5-ring gas hob and electric double oven

Space to accommodate a washing machine, American styled fridge/freezer and dishwasher

Recessed space to also accommodate a microwave

Vinyl flooring

Ground Floor Bedroom / Office – 11'10" (3.60) x 7'10" (2.38) plus wardrobe space

Ceiling light fitting

Double glazed window to the rear

Double radiator

Built-in double wardrobe with sliding doors

Laminate flooring

1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch with ladder

Built-in shelved storage cupboard for linen and towels

A 2nd built-in storage cupboard

Fitted carpet

Bedroom One – 10'4" (3.15) x 10'1" (3.07) plus wardrobe space

Pendant light fitting

Double glazed window to the front

Double radiator

2 built-in wardrobes and recessed dressing table unit

Fitted carpet

Bedroom Two – 10'2" (3.10) plus wardrobe space x 10' (3.05)

A double bedroom

Pendant light fitting

Double glazed window to the rear

Double radiator

Fitted carpet

Bathroom – 9' (2.74) max x 7'4" (2.23) max

A stylish and modern fitted suite which features a double ended bath with black satin finish mixer tap

A walk-in designed shower with recessed shelving, rain head shower and separate hand shower fitting, the cubicle is finished with wood and a tiled effect wet wall finish to the walls

A floating designed vanity unit with wash basin and black satin finish mixer tap

Press flush W.C with a concealed cistern

Heated grey coloured towel rail

Fitted grey coloured wall storage unit

Double glazed window to the rear

Garden

An enclosed rear garden which is mostly paved with a side gate which leads to a shared access which leads to the front of the property and the driveway

There is a block built shed to one corner

Driveway

The property benefits from its own driveway providing off-street parking for vehicles.

Note 1

All light fittings, floor coverings & blinds are to remain. Also to remain is the dishwasher, fridge/freezer and washing machine.

# Energy Performance Rate

# Council Tax Band

Currently A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	68	
(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>		







**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.