



## 1 Doocot Road, Auldearn IV12 5TF



We are pleased to offer this 3 Bedroom Semi-Detached Bungalow located in a quiet cul-de-sac in Auldearn

The property requires some upgrading and internal decoration throughout however has super potential, to repurpose loft space, coal & tool sheds, great sized garden and is within a short drive of Nairn, Inverness and Dalcross Airport, making it a fantastic base for commuting.

Accommodation comprises; Entrance Vestibule, Hallway, Lounge, Breakfasting Kitchen, Rear Vestibule, 3 Bedrooms and a Shower Room. Further benefits include Gas Central Heating, Double Glazing and Front, Side and Rear Garden.

EPC Rating Band D

**OFFERS OVER £155,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

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### **Vestibule - 5'3" x 5'6"**

Entrance through a secure double-glazed door. Single light fitting to the ceiling. Carpet to the floor. Electric meter within a small wall mounted cupboard.



### **Hallway**

L shaped Hallway with single pendant light fitting and two smoke alarms to the ceiling. Carpet to the floor. Wall mounted heating control and thermostat. Loft access. Built in cupboard offering hanging and shelved storage and fronted by sliding doors. Single radiator. Doors leading to the Lounge, Kitchen, Bedrooms and Shower Room.

### **Lounge - 14'3" x 12'1"**

Lounge with window to the front aspect. Focal point of the room is a wall mounted gas fire. Alcove providing shelved storage. Three bulb light fitting to the ceiling. Carpet to the floor. BT, TV and various power points. Built in cupboard housing the gas fired combi boiler. Double radiator.





**Breakfasting Kitchen - 10'10" x 8'1"**

Kitchen with a range of base units and wall mounted cupboards. Stainless steel sink and drainer. Space available for a cooker, fridge freezer and washing machine. Various power points. Single radiator. Carpet to the floor. Strip lighting. Window to the side aspect with hanging curtains. Glazed door leading to the Rear Vestibule.





**Bedroom 1 - 11'4" x 10'11" (maximum measurement)**

Double Bedroom with window to the front aspect. Single light fitting to the ceiling. Carpet to the floor. Built in cupboard providing storage space. Single radiator and two single power points.



**Bedroom 2 - 13'8" x 11'2"**

Double Bedroom with window to the rear aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Two Single power points. BT point. Built in cupboard offering storage space.



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**Bedroom 3 - 9'10" x 10'11"**

Double Bedroom with window to the rear aspect. Carpet to the floor. Single light fitting to the ceiling. Two single power points. Built in cupboard providing storage space.



**Shower Room - 6'2" x 5'9"**

Shower Room with low level WC, pedestal wash hand basin and large shower enclosure with overhead electric shower. Single pendant light fitting and recessed light to the ceiling. Window with obscure glass to the side aspect. Vinyl to the floor. Wall mounted fan heater. Towel rail.



**Rear Vestibule - 6'0" x 3'2"**

Single light fitting to the ceiling and carpet to the floor. Coal cupboard.

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## Garden

Large Garden, to the front there is a variety of mature shrubs and flowers. Hedge boundary with gate access. To the side there is a large area, mainly laid to grass with mature bushes and hedge boundary. Rotary drier. To the rear of the property there is two sheds providing storage space and a green house. Raised grassed area with washing line.



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Council Tax Band "B"

Note 1 – All floor covering, light fittings and fixtures are included in the sale.

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