



## Main Road, Mosstodloch Offers Over £185,000 Freehold

Set within a generous sized plot measuring approximately  $\frac{1}{4}$  of an Acre is this 3 Bedroom Detached Bungalow. The property benefits from good sized private gardens to the front and a Driveway to the rear which leads to a Detached Garage with adjoining Wood Store and Workshop.

- 3 Bedroom Detached Bungalow
- Modern fitted Shower Room
- Detached Garage, Workshop & Wood Store
- Set within a  $\frac{1}{4}$  Acre Plot Approximate
- Spacious Driveway and Gardens

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**Accommodation comprises an Entrance Porch, Hallway, Lounge with wood burning stove which is also linked into the oil central heating system, Kitchen/Diner, Utility Room, an Inner 2nd Hallway, Conservatory, 3 Double Bedrooms and a modern fitted Shower Room.**

**Double Glazing**

**Oil Central Heating**

**Spacious Gardens**

**Driveway parking for several vehicles**

**Detached Garage with Wood Store and Workshop**

**EPC Rating – E**

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

### **Entrance Porch**

Recessed ceiling light

Double glazed frosted window

Carpet tiled flooring

A glazed door leads to the 1st Hallway

### **Hallway**

The initial hallway gives access to the Lounge, Kitchen/Diner, Utility Room and Shower Room.

Ceiling lighting

Loft access hatch

Vinyl flooring

### **Lounge – 12'8" (3.86) max plus recess x 11'9" (3.57)**

A double aspect room

Coved ceiling with ceiling light fitting

2 wall mounted light fittings

2 double glazed windows

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Single radiator

Fireplace surround with wood burning stove which is linked into the oil central heating system

Sky connection & telephone point

Fitted carpet

A door leads through to Bedroom One

### **Kitchen/Diner – 14'4" (4.37) x 9'11" (3.02)**

2 ceiling light fittings

Double glazed window to the front

Double radiator & electric wall mounted panel heater

Wall mounted cupboards and fitted base units

Single sink with drainer unit and mixer tap

Space to accommodate a free standing electric cooker and fridge

Telephone point

Vinyl flooring

Doors lead through to the Hallway and Inner Hallway. The Inner Hallway leads on to the Conservatory, Bedrooms 2 & 3.

### **Utility Room – 9'9" (2.96) x 6'11" (2.10)**

Pendant light fitting

2 double glazed windows

Fitted base unit and cupboards

Single sink with drainer unit

Space for a freezer and washing machine

Oil fired boiler

Vinyl flooring

### **Shower Room – 6'5" (1.94) x 5'8" (1.72)**

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A modern fitted shower room

Plastic easy clean ceiling with ceiling light fitting

Double glazed frosted window

Heated chrome style towel rail

Walk-in design shower cubicle with electric Mira shower

Press flush W.C and vanity unit with recessed wash basin

Electric shaver point

'Wet wall' finish to the walls

Electric wall mounted Dimplex heater

Tiled flooring

### **2nd Hallway**

The Inner Hallway gives access to the Conservatory, Bedrooms 2 & 3

Ceiling light fitting

Single radiator

Built-in shelved storage cupboard

Fitted carpet

### **Conservatory – 9'10" (2.99) x 9' (2.74) max**

2 wall mounted light fittings

Double glazed windows to all aspects of the room

Double glazed double doors which lead out to the garden

Carpeted flooring

### **Bedroom One – 16'3" (4.96) max plus wardrobe space x 11'5" (3.47) max**

This particular room is accessed via the Lounge

Double glazed window

Double radiator

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2 built-in wardrobes and shelved storage cupboard

Fitted carpet

### **Bedroom Two – 17'9" (5.41) x 10'8" (3.25)**

Coved ceiling

Ceiling light fitting and 2 wall mounted light fittings

Double glazed window to the front

2 single radiator

### **Bedroom Three – 13'5" (4.08) max into recess x 11'9" (3.57)**

Pendant light fitting

Double glazed window to the rear

Single radiator

A range of drawer units, bedside cabinets and wardrobe

Fitted carpet

### **Driveway**

A gated driveway entrance

Parking for several vehicles

Outside garden tap

### **Gardens**

A generous sized overall plot measuring 145ft wide at its maximum by 83ft deep approximate

Spacious and private gardens mostly laid to lawn with hedging

Feature flower beds with a variety of plants and shrubs

Green house to one side

A further garden area from the main garden which separated by a hedge

### **Garage with attached Workshop and Wood Store**

A generous sized garage space (28'9" max deep x 18'1" max) with electric door to the front

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Viewings via: Grampian Property Centre, 52 High Street, Elgin, IV30 1BU

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Fitted with power and lighting with work benches

There is a partitioned office space within

An interconnecting door leads through to a workshop (9'9" x 7'10") and a large wood store area (24'2" max x 9'9" max)

### **Council Tax:**

Currently Band C

### **Note 1**

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

### **Note 2**

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested or checked that they are connected, and does not imply that these are in full and efficient working order.

### **Note 3**

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.

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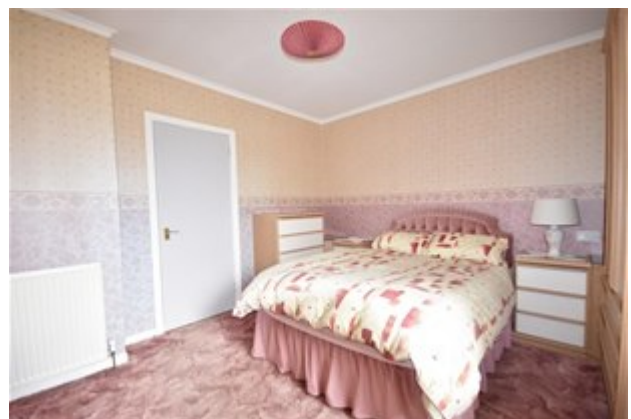
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