

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

**35 PINWOOD ROAD
MOSSTODLOCH IV32 7JU**



DETACHED BUNGALOW

- ◆ HALL LOUNGE DINING ROOM KITCHEN 3 DOUBLE BEDROOMS BATHROOM
- ◆ FULL OIL-FIRED CENTRAL HEATING DOUBLE GLAZING
- ◆ GARDEN GARAGE

Offers Over £175,000

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Partners Colin Styles, David Adams | Solicitors Henrietta Macpherson, Claire Sutton



This is a very attractive detached bungalow situated in a popular residential area of Mosstodloch. The property is in excellent decorative order and provides spacious accommodation for family living. It has the benefit of oil-fired central heating and double glazing and is complemented by good sized garden grounds and a single garage. The driveway to the garage provides off-road parking for several cars. There are 3 double bedrooms, a good sized lounge with a separate dining room, kitchen and a family bathroom. Internal viewing is highly recommended.

The popular village of Mosstodloch lies just off the main Aberdeen to Inverness A96 road which provides easy access to Fochabers and the main county town of Elgin. In the village there is a Village Hall, petrol station with a grocery section and a Primary School. Secondary schooling is available in Fochabers. The popular jam and soup manufacturer Baxters are just east of the village along with the River Spey. The whole area is popular for outdoor recreational activities with the Moray coast close by and the mountains of the Cairngorms within a 1 ½ hours drive.

The accommodation comprises:

Tiled front steps lead up to the half glazed front door. This leads into a vestibule area which is carpeted. There is a small cupboard housing the electric consumer unit. A 4 paned glazed door opens into the hall



HALL

The welcoming hall provides access to all the other rooms. Fitted carpet. Hatch to attic which has a light and is partially floored. Built-in storage cupboard.

LOUNGE

5.09 x 3.56

A comfortable bright room with a large window looking to the front. Tiled open fireplace. Fitted carpet.

DINING ROOM

3.44 x 2.81

A good sized room with a window looking to the rear garden. Built-in cupboard with shelving. Fitted carpet.



KITCHEN

3.90 x 3.12

Spacious kitchen benefitting from a range of deep cream coloured floor and wall units with complementary worktops. Integrated stainless steel sink and cooker hood. 3 large built-in cupboards with one housing the Potterton boiler. Large window looking to the rear. Vinyl flooring. Plumbing for washing machine. Space for fridge. Door to rear vestibule which leads to the back door to the garden.

BATHROOM

2.80 x 2.20

This sizeable fully tiled bathroom comprises a cream coloured WC, wash hand basin with pedestal, bath and a separate shower cubicle. Window looking to the rear. Vinyl flooring.



DOUBLE BEDROOM 1 (front) 4.45 x 2.70

Window looking to the front. Built-in cupboard with hanging rail and shelf.

DOUBLE BEDROOM 2 (front) 3.26 x 3.27

Window looking to the front. Built-in cupboard.

DOUBLE BEDROOM 3 (rear) 3.74 x 2.82

Window looking to the rear. Fitted carpet.

OUTSIDE

A gravel driveway with off-road parking for several cars leads to the garage which has an up-and-over door and a separate side access door. The attractive front garden is laid out in lawn with herbaceous borders. The south facing rear garden is also laid out in grass with a paved patio area ideal for outside entertaining. There are also a number of fruiting trees along with an outside tap.

SPECIAL CONDITIONS OF SALE

A Home Report is available on www.onesurvey.org/ or from the selling solicitors

The carpets, curtains and blinds are included in the sale price.

The furniture and appliances are available for sale by separate negotiation.

COUNCIL TAX

Band D

ENERGY RATING

Band E

ENTRY

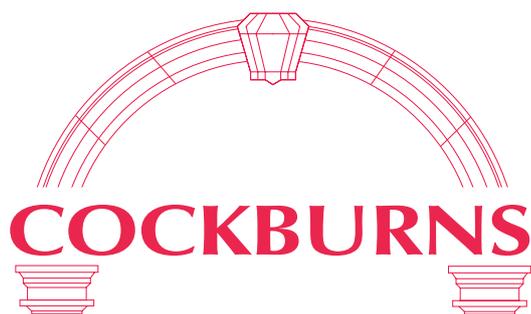
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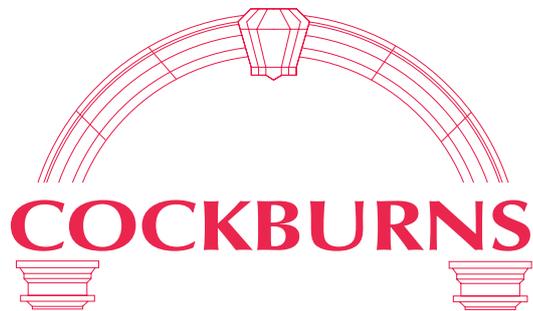
VIEWING

Strictly by appointment by telephoning the selling solicitors on 01343 549555.

PRICE

As an indication of price range offers over £175,000 are invited.





CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date.

Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors.

Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at anytime without further intimation.

The above particulars are set out as a general guide for interested parties. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.