Harper Macleod LLP
Estate Agents & Solicitors

3 Stynie Road, Mosstodloch, IV32 7JJ

Offers over £220,000

Deceptively spacious detached two bedroom bungalow situated in a well-established residential area & located within walking distance of Mosstodloch primary school. The accommdation comprises entrance hallway, lounge, kitchen, dining room, conservatory, 2 bedrooms and a shower room. The property further benefits from double glazing, gas central heating, fully enclosed wrap around garden, single garage and a driveway.

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ENTRANCE HALLWAY
Entrance door; recess storage space; cupboard housing the electric consumer units; access hatch with Ramsay ladder leads to a partially floored loft; fitted carpet; ceiling light fitting.

LOUNGE
20'6" x 13'11" (6.25m x 4.26m)
Dual aspect Bay windows to front and side; stone fireplace with gas fire; fitted carpet; ceiling and wall light fittings.

KITCHEN
12'4" x 9'3" (3.78m x 2.82m)
Window looking into conservatory; fitted kitchen; built-in electric oven; four ring gas hob and hood; space for free standing fridge freezer; space and plumbing for washing machine; vinyl flooring; 2 built-in storage cupboards; ceiling light fitting.

DINING ROOM
9'8" x 8'9" (2.97m x 2.69m)
Window to rear; French doors to lounge; fitted carpet; ceiling light fitting.

CONSERVATORY
11'6" x 7'3" (3.51m x 2.21m)
Glazed on three sides; tiled flooring; electric storage heater; wall light fittings.

BEDROOM 1
13'1" x 9'10" (4m x 3m)
Window to front; two built-in double wardrobes; fitted carpet; ceiling light fitting.

SHOWER ROOM
9'8" x 5'9" (2.95m x 1.76m)
Frosted window to rear; vanity mounted sink and WC; shower enclosure with mains shower; anti-slip vinyl flooring; ceiling light fitting.

BEDROOM 2
10'11" x10'11" (3.33m x3.33m)
Window to rear; 2 built-in double wardrobes; fitted carpet; ceiling light fitting.

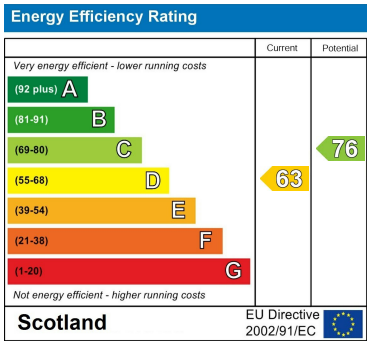
SINGLE GARAGE
Single garage with electric up and over door; power and light fitting.

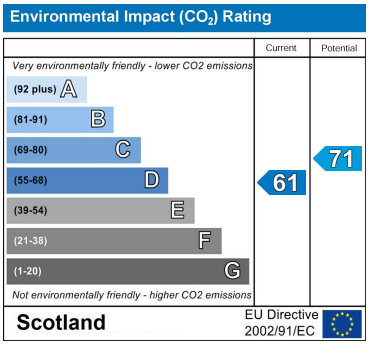
OUTSIDE
There is a an easily maintainable fully enclosed wrap around garden which is partly laid to lawn and bordered with mature shrubs, plants and flowers. The side garden is laid in chipped stone with a wooden garden shed. There is a patio area, rotary dryer and 2 stone-built sheds adjoining the single garage located to the rear of the property. The driveawy provides off-street parking.

NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds, curtains and curtain poles; all bathroom fittings and the built-in oven, integrated gas hob, hood, washing machine and free standing fridge freezer in the kitchen.

Area Map

Energy Efficiency Graph





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