



**6 Mossmill Park, Mosstodloch, IV32 7JY**  
**Offers Over £160,000**

 3 
  1 
  2 
  D





**Charming Extended Bungalow with Beautiful Gardens in Mosstodloch**  
This delightfully extended semi-detached bungalow is set within a peaceful and well-established residential area of Mosstodloch. Enhanced by its lovely landscaped gardens, private driveway, and detached garage, this home offers a perfect opportunity for first-time buyers or those looking to downsize in comfort.

Step inside to discover a well-designed and versatile layout, featuring:

A welcoming entrance hallway

A bright and spacious lounge with a cosy, homely feel

A modern fitted kitchen with ample storage and worktop space

A sun-drenched dining room/sunroom, ideal for relaxing or entertaining

A practical separate utility space

Three bedrooms, offering flexibility for guests, hobbies, or home working

A stylish shower room with contemporary fittings

The property benefits from gas-fired central heating (with a new boiler installed in 2021) and double glazing throughout, ensuring year-round comfort and energy efficiency.

Outside, the delightful front and rear gardens are beautifully maintained, offering a peaceful retreat with mature planting and space to enjoy the outdoors. The driveway provides ample off-street parking, and the garage adds further convenience and storage.

Located just a short distance from local amenities, schools, and scenic countryside walks, this home combines comfort, charm, and convenience in one attractive package.

#### Hallway

L shaped hallway with 3 wall lights, radiator with cover and vinyl flooring. Hatch to loft space. Large cupboard.

#### Lounge

10'11" x 16'4" (3.35 x 5)

A cosy, traditional lounge with, warm decor, and floor-to-ceiling windows that flood the space with natural light.

#### Kitchen

9'9" x 8'4" (2.99 x 2.55)

Modern kitchen with sleek white cabinets, electric stove included, and a sink beneath a bright window.







### Dining Room/Sun Lounge

16'1" x 9'2" (4.92 x 2.8)

The Kitchen opens into a sunlounge-style dining area with sliding glass doors and windows that seamlessly connect to a private rear garden—perfect for relaxed indoor-outdoor living. Its neutral palette and wooden flooring provide a versatile backdrop for dining and entertaining, creating a bright and airy atmosphere.

### Utility

4'5" x 8'2" (1.35 x 2.5)

Great functional Utility space with windows.

### Bedroom 1

7'9" x 10'9" (2.37 x 3.3)

A light-filled bedroom with skylight, built-in storage, and a dedicated vanity area.

### Shower Room

7'9" x 7'5" (2.38 x 2.28)

Stylish shower room featuring a generous double shower enclosure, modern tiling, and smart storage solutions.

### Bedroom 2

6'6" x 13'1" (2 x 4)

Bright and welcoming guest bedroom with twin windows, floral touches, and ample storage—ideal for visitors.

### Bedroom 3

6'6" x 10'0" (2 x 3.05)

A flexible third bedroom with twin windows and built-in storage—ideal as a guest room or a bright, peaceful home office.

### Garden

Beautifully maintained, offering a tranquil outdoor retreat with mature planting and seasonal interest with plum and cherry trees.

Vibrant front garden with colourful planting and Cherry tree, complemented by a lockblock driveway and double gates providing secure off-street parking. The garden presents a peaceful and private outdoor area with a paved patio surrounded by mature plants and flowers. Garden seating areas are perfect for enjoying sunny days in a quiet, sheltered space.

### Garage

8'1" x 16'8" (2.47 x 5.10)

Spacious garage with stone walls, concrete flooring, and ample storage for tools, bins, and household items.

### Fixtures and Fittings

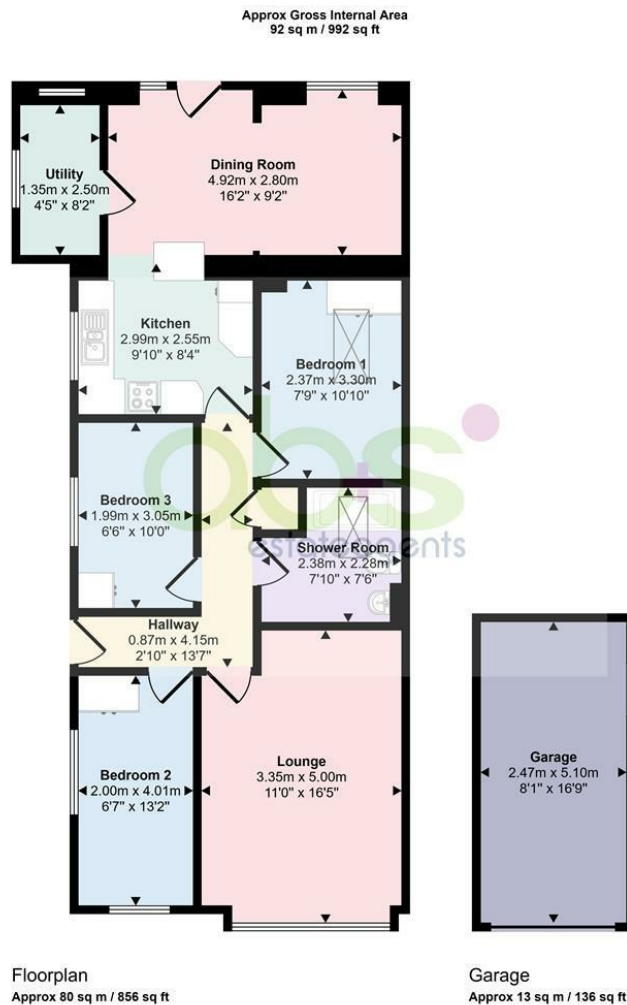
The fitted floor coverings, bedroom curtains only and light fittings will be included in the sale price along with the cooker in the kitchen. The appliances in the Utility and the Garage will be removed as will the lean-to green house.

### Home Report

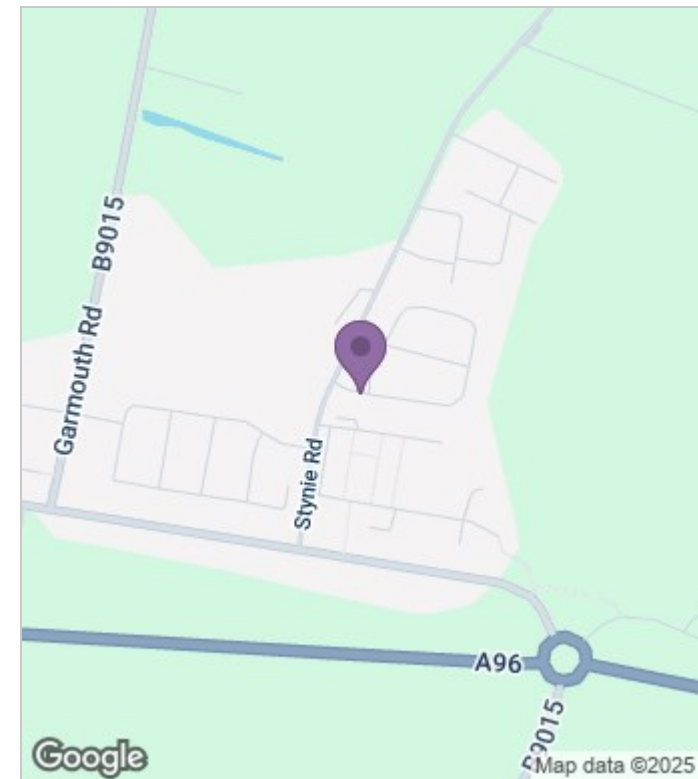
The Home Report Valuation as at July, 2025 is £160,000, Council Tax Band C and EPI rating is D.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.