



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**19 Hedge Road, Garmouth, IV32 7NU**  
**Offers over £210,000**

Modern semi detached house situated in a quiet cul-de-sac in the village of Garmouth. The deceptively spacious accommodation comprises entrance hallway, lounge, dining kitchen, four bedrooms and two shower rooms. The property further benefits from double glazing, oil central heating, driveway providing off street parking and fully enclosed front & rear gardens.

#### ENTRANCE HALLWAY

21'1" at longest x 4'3" at widest (6.44m at longest x 1.31m at widest)



UPVC and glazed door; inset ceiling spotlights; wood effect flooring; spacious under-stair storage cupboard with shelving & coat hooks; further built-in double storage cupboard with shelving; leads to lounge, bedroom 4, shower room, dining kitchen and the staircase to the first floor.

#### LOUNGE

19'10" at longest x 11'10" at widest (6.06m at longest x 3.63m at widest)



Two windows to front; two ceiling light fittings; wood effect flooring; open fireplace; wooden & glazed door leads to the dining kitchen.

#### BEDROOM 4

7'8" x 7'6" (2.35m x 2.29m)



Window to front; ceiling light fitting; wood effect flooring; built-in under-stair storage space; electric consumer units.

#### SHOWER ROOM

6'11" x 5'8" (2.13m x 1.75m)



Inset ceiling spotlights; ceiling extractor; tiled flooring; WC, sink & corner shower cubicle with electric shower; built-in bathroom cabinet with shelving above sink; shaver points.

## DINING KITCHEN

19'8" at longest x 14'7" at widest (6.01m at longest x 4.47m at widest)



Three windows to rear & one to side; three Velux skylights; inset ceiling spotlights; two wall light fittings; alcove with spotlight; wood effect flooring; modern fitted kitchen in a medium wood effect with lighting beneath wall units; built-in electric range style cooker & hood; Smeg integrated dishwasher; integrated washing machine; space for fridge freezer; spacious dining area; patio doors lead out to the rear garden.



## STAIRCASE & LANDING



Inset ceiling spotlights; fitted carpet; hatch to the loft space; leads to shower room and bedrooms 1, 2 & 3.

## SHOWER ROOM

10'5" at longest x 5'9" at widest (3.20m at longest x 1.77m at widest)



Velux window to rear; inset spotlights; tiled flooring; modern three piece suite comprising vanity mounted sink, WC and spacious walk-in shower cubicle with mains fed shower; chrome wall mounted towel radiator; mirror with LED lighting; built-in cupboard with shelving and housing the oil central heating boiler.

### BEDROOM 2

13'6" at longest x 9'2" at widest (4.13m at longest x 2.81m at widest)



Window to side; ceiling light fitting; fitted carpet; double built-in wardrobe.

### BEDROOM 1

14'2" at longest x 10'6" at widest (4.34m at longest x 3.22m at widest)



Window to front; ceiling light fitting; fitted carpet; double built-in mirrored wardrobe & triple built-in mirrored wardrobe.

### BEDROOM 3

10'7" x 7'6" (3.23m x 2.31m)



Velux window to front; ceiling light fitting; fitted carpet.

### OUTSIDE



There is a paved area to the front of the property providing off street parking. The property is fully enclosed by fencing providing a good deal of privacy and is accessed by a wooden gate to the front. The front garden is laid to lawn with loc-bloc paving that leads round to the side and rear garden; oil tank. The side/rear garden is laid to a mix of lawn and loc-bloc paving; wooden garden shed.

### NOTES



Included in the asking price is all carpet & fitted floor coverings, all light fittings, all shower room fittings, the oven & hood, integrated dishwasher & washing machine in the kitchen and the wooden shed in the garden.

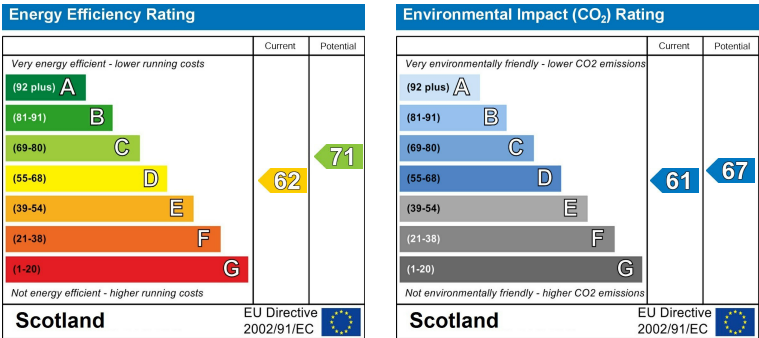
Council Tax Band: D

Viewing Arrangements: Please contact selling agent on 01343 555 150

Area Map



Energy Efficiency Graph



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