



**Harper
Macleod LLP**
Estate Agents & Solicitors



Arcott Main Street, Cummington, IV30 5XY
Offers over £220,000

Traditional detached bungalow situated in the coastal village of Cummington with views between properties of the Moray firth and sitting in a substantial quarter acre of garden. The accommodation comprises entrance hallway, lounge, dining kitchen, two bedrooms & bathroom. The property further benefits from double glazing, oil central heating, substantial garden, and off-street parking.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY

UPVC & glazed entrance door, fitted carpet, ceiling light fitting.

LOUNGE

15'9" x 10'5" (4.82m x 3.19m)

Double aspect to front & side, feature fire place with open fire, fitted carpet, ceiling light fitting.

DINING KITCHEN

11'7" x 11'7" (3.55m x 3.55m)

Window to rear, range of base & wall units, slot-in electric cooker, plumbing & space for washing machine, two built-in storage cupboards, one housing the oil central heating boiler, vinyl flooring, ceiling strip light fitting.

BEDROOM 1

12'0" x 9'5" (3.68m x 2.88m)

Window to rear, fitted carpet, ceiling light fitting.

BEDROOM 2

11'8" x 8'10" (3.56m x 2.70m)

Window to rear, fitted carpet, ceiling light fitting.

BATHROOM

8'5" x 6'0" (2.59m x 1.85m)

Window to side, sink, WC & bath with electric shower over, vinyl flooring, ceiling light fitting, built-in storage cupboards housing the hot water tank.

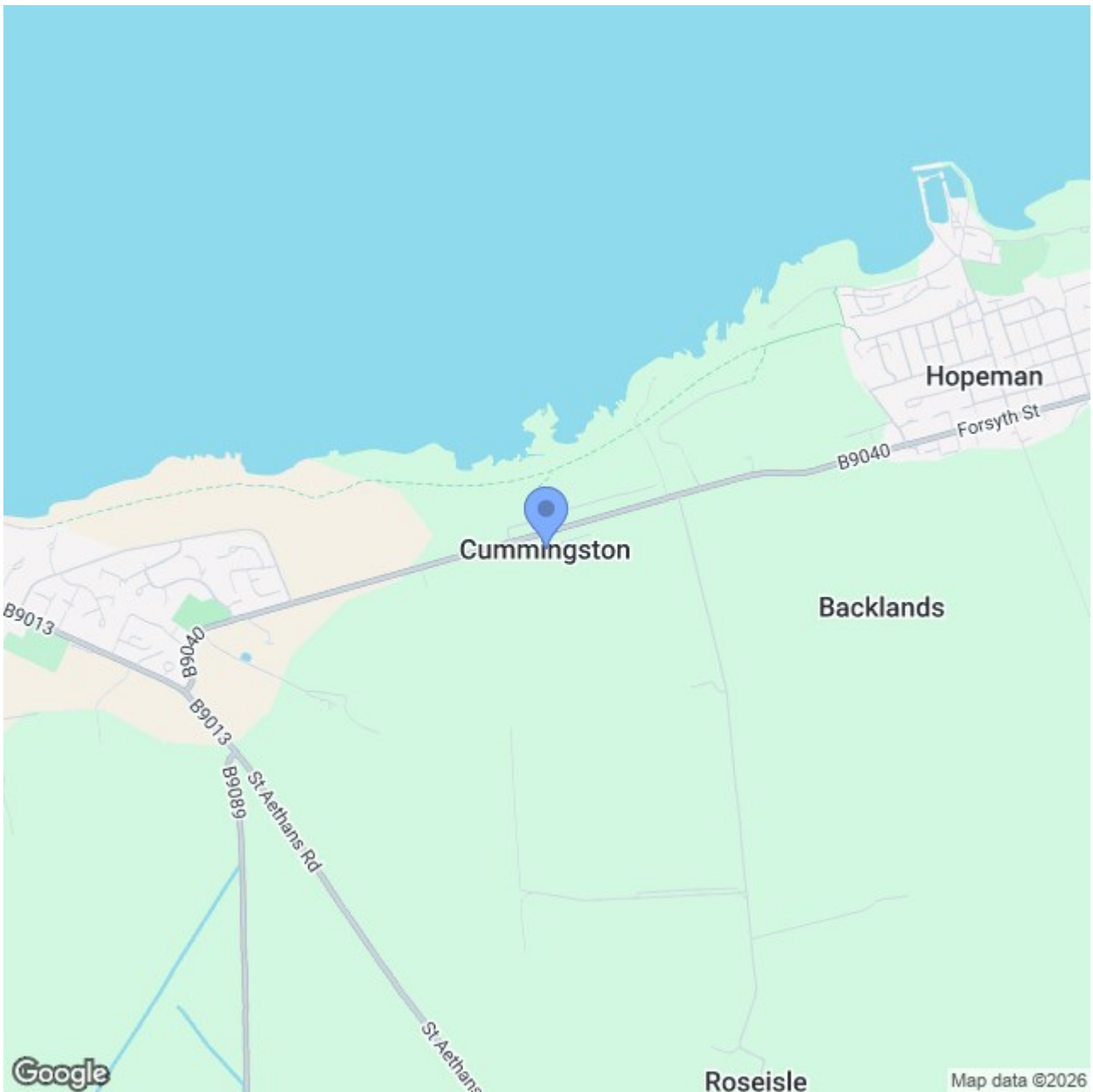
OUTSIDE

The substantial rear garden is bound by a dry stane dyke with a gate allowing access for vehicles. The area of garden to the side has two wooden sheds, an area of lawn with planted borders. The rear garden is fully grassed with mature shrubs & trees & a further two wooden sheds & the oil central heating tank.

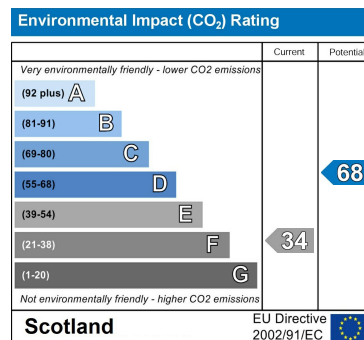
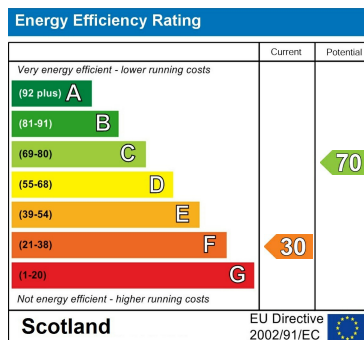
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the slot-in electric oven in the kitchen and all of the wooden sheds in the garden.

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.