



**Harper
Macleod LLP**
Estate Agents & Solicitors



3 Stynie Road, Mosstodloch, IV32 7JJ

Offers over £220,000

Deceptively spacious detached 2 bedroom bungalow situated in a well-established residential area & located within walking distance of Mosstodloch primary school. The accommodation 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; fitted carpet; recess storage space; ceiling light fitting; cupboard houses the fuse box and electric meter; access hatch with Ramsay ladder which leads to a partially floored loft with light fitting.

LOUNGE

20'6" x 13'11" (6.25m x 4.26m)

Dual aspect windows; fitted carpet; stone fireplace with gas fire; ceiling and wall light fittings.

KITCHEN

12'4" x 9'3" (3.78m x 2.82m)

Window to conservatory; fitted kitchen; integrated gas hob; built-in oven; space for free standing fridge freezer and 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; fitted carpet; French doors to lounge; 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)

Windows to front; 2 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" x 10'11" (3.33m x 3.33m)

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 an easily maintainable fully enclosed wrap around garden which is partly laid to lawn with 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 driveway provides off-street parking.

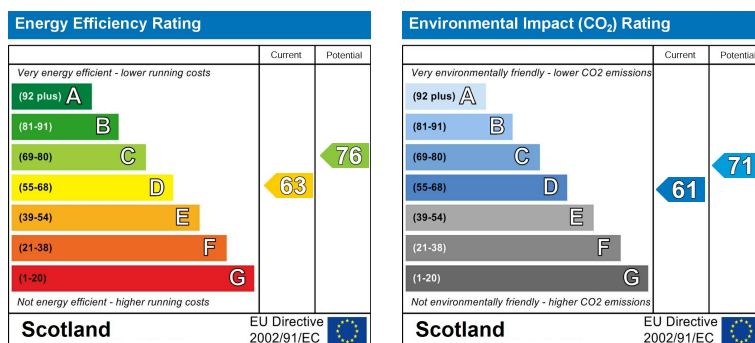
NOTES

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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