

BIRNIE PLACE MOSSTODLOCH IV32 7JW



2 Bedroom Terraced House which is Very Well Presented

Accommodation comprises on the Ground Floor a Kitchen/Breakfast Room, Hallway, Lounge & Rear Entrance Vestibule. The First Floor Accommodation comprises a Landing, 2 Spacious Double Bedrooms & the Shower Room.

Double Glazing
Gas Central Heating
Modern Fitted Shower Room
Enclosed Front & Rear Gardens
Building Warrant in Place for alterations to enlarge Kitchen Area and to allow the window to be changed to French Doors desired

EPC Rating - C

OFFERS OVER £100,000

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52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: info@gpc-elgin.co.uk / www.gpc-elgin.co.uk

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Entrance to the property is via a uPVC Front Entrance Door with a double glazed window which leads in to the Kitchen.

♦ **Kitchen/Breakfast Room: 17'7" maximum x 8'1" maximum & plus fridge recess space (5.36 x 2.46)**



2 ceiling light fittings
Double glazed windows to the front aspect
Double radiator
Wall mounted cupboards & fitted base units with roll top work surfaces
Single sink with drainer unit & mixer tap
Integrated electric hob & oven
Space to accommodate a dishwasher & washing machine

Further cupboard space with a breakfast bar seating area
Wall mounted gas boiler
Recess space to accommodate a fridge/freezer
Vinyl flooring

A door leads through to the Hallway.



♦ **Hallway**



Pendant light fitting
Smoke alarm
Single radiator
A carpeted staircase with under stair storage space which leads up to the First Floor Landing
Laminate flooring

Doors lead to the Lounge & Rear Entrance Vestibule.

♦ **Rear Vestibule**

Ceiling light fitting
Double glazed window to the rear aspect
Vinyl flooring
uPVC part panelled door with a double glazed frosted window which gives access out to the Rear Garden



♦ **Lounge: 16'11" maximum x 11'2" (5.16 x 3.4)**



Pendant light fitting
Double glazed window to the rear aspect
which looks on to the Garden
Double radiator
Laminate flooring



♦ **First Floor Accommodation**

♦ **Landing**

Pendant light fitting
Loft access hatch which leads to a partially floored Loft Space
Smoke alarm
Single radiator
Good sized built-in storage cupboard with shelving within
Fitted carpet

♦ **Bedroom 1: 14'7" plus wardrobe space x 9'1" plus recessed cupboard space (4.44 x 2.76)**



Pendant light fitting
Double glazed window to the front & rear aspects
Single radiator
Spacious built-in double wardrobe with sliding
mirrored doors
Recessed shelved cupboard space
Fitted carpet

♦ **Bedroom 2: 12'5" plus wardrobe space x 8'9" plus door recess (3.78 x 2.66)**



Pendant light fitting
Double glazed window to the front aspect
Single radiator
Built-in double wardrobe
Fitted carpet

Description Act

are advised to satisfy themselves to all aspects of accuracy and should not rely unreservedly on the details, accurate, they are not guaranteed. these particulars are not for use as part of any offer or contract.

♦ **Modern Shower Room: 8'7" maximum x 5'1" (2.61 x 1.54)**



Recessed LED lighting
Extractor fan
Double glazed frosted window to the front aspect
Heated chrome style towel rail
3 piece suite with a mains shower, twin head system
& wet wall finish fitted within quadrant shower cubicle enclosure

Fitted mirror
Fitted cupboard space
Vinyl flooring



♦ **Outside Accommodation**



♦ **Enclosed Rear Garden**

An access gate gives access out to a Communal Parking Area
Dog kennel run
Good sized timber built shed (available by separate negotiation)
Garden is laid to gravel with a circular paved area

♦ **Enclosed Front Garden**

Low maintenance in design

Note 1

All fitted blinds, floor coverings and light fittings are to remain. The Timber Built Shed in the Rear Garden is available by separate negotiation.

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested or checked that they are connected, and does not imply that these are in full and efficient working order.

Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Council Tax

Band A

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE MARKET APPRAISAL

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