

48 Birnie Place, Mosstodloch, IV32 7JW
Offers over £140,000

Semi-detached house situated in the popular village of Mosstodloch. The accommodation comprises entrance porch, hallway, open plan lounge/dining kitchen, sun room, bathroom & two double bedrooms. The property which is in good order throughout further benefits from double glazing, gas central heating (the boiler has a five year warranty remaining) wooden garage, garden & off-street parking.

FRONT PORCH

UPVC entrance door, window to front, wall mounted light fitting, vinyl flooring.

HALLWAY



Window to front, under stair storage cupboard, vinyl flooring, ceiling light fitting.

OPEN PLAN LOUNGE/ DINING KITCHEN

24'2" x 21'7" (7.37m x 6.60m)



Window to front in the lounge area, recently fitted log burner, TV bracket, ceiling light fitting, wood effect flooring, to windows to rear looking into the sun room, fitted kitchen in contemporary grey gloss, Flavel dual fuel stove style cooker, hood, integrated dishwasher & fridge, ample space for dining table & chairs, three ceiling light fittings, vinyl flooring.

SUN ROOM

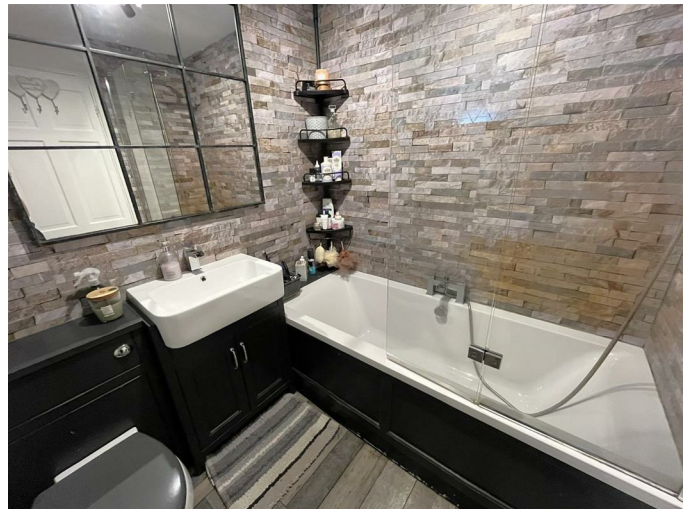
20'4" x 7'6" (6.20m x 2.29m)



Range of windows to rear, plumbed for washing machine, vinyl flooring, wall light fitting.

BATHROOM

6'9" x 7'3" (2.06m x 2.21m)



Window looking into front porch, vanity mounted sink & WC, bath with tap/shower attachment, vinyl flooring, ceiling light fitting.

BEDROOM 1

15'2" x 9'1" (4.63m x 2.78m)



Velux window to rear, walk-in dressing room, fitted carpet, ceiling light fitting.

BEDROOM 2

15'2" x 10'0" (4.63m x 3.07m)



Velux window to rear, fitted carpet, ceiling light fitting.

UTILITY CUPBOARD

located between the kitchen & sun room, internal room with electric sockets & light.

GARAGE

Wooden garage with power & light, accessed from the road to the rear.

OUTSIDE



The front garden is all low maintenance gravel & provides off street parking for several vehicles. The fully enclosed rear garden is mainly lawn with raised decking area & paved pathways.

NOTES

Including in the asking price is all carpets and fitted floor coverings, all light fittings, all blinds, all bathroom fittings, the dual fuel cooker, integrated dishwasher & fridge in the kitchen and the washing machine and free standing freezer.

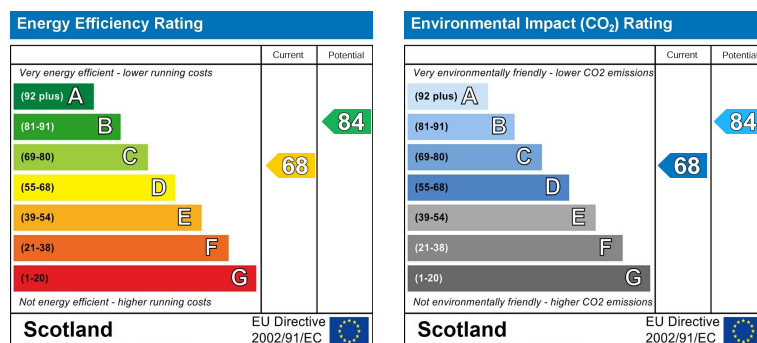
Council Tax Band: B

Viewing Arrangements: Contact selling agent on 01343 555 150

Area Map



Energy Efficiency Graph



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