

Mayfield Cottage
Easter Marchfield
Mosstodloch
Morayshire
IV32 7LJ



Offers Over £195,000

Benefiting from a lovely semi-rural position is this 2 Bedroom DETACHED Bungalow which sits within a plot measuring approximately 23m wide x 23m deep

The property is located down a single-track road and has direct views across the surrounding farmland both to the front and rear of the property.

Features

2 Bedroom Detached Bungalow

Integral Garage

Driveways to both side of the property

Potential room for extension (subject to planning consents required)

Double Glazing

Oil Central Heating



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Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Kitchen / Diner, 2 Double Bedrooms and a Bathroom.

Entrance Vestibule

Pendant light fitting
Single radiator
Built-in triple wardrobe with sliding doors
Fitted carpet

Hallway

2 pendant light fittings
Loft access hatch
Single radiator
A built-in airing cupboard which houses the hot water tank
Fitted carpet

Lounge – 18'4" (5.59) max into the window recesses x 12'10" (3.91) max

Benefiting from countryside views to the front the room comprises 2 pendant light fittings
3 double glazed windows to the front and a double glazed window to the side
Double doors to the rear with double glazed windows lead out to the garden
2 radiators
A tiled open fireplace
Fitted carpet

Kitchen / Diner – 12'11" (3.94) x 8'9" (2.66) plus a door recess

Benefiting from countryside views to the front the room comprises a strip light ceiling fitting
2 double glazed windows to the front
Double radiator
Wall mounted cupboards and fitted base units
Single sink with drainer unit
Space to accommodate an electric cooker and fridge
Fitted breakfast bar table with space for seating
Carpet tiled flooring

Utility Room – 9'2" (2.79) plus cupboard space x 5'10" (1.77)

Pendant light fitting
Double glazed window to the rear
Single radiator
Fitted base unit with single sink and drainer unit
Space to accommodate a washing machine
Built-in triple storage cupboard with sliding doors
Carpet tiled flooring

Doors lead to the Integral garage and out to the rear garden

Bedroom One – 11'10" (3.60) plus a door recess x 10'11" (3.32)

Pendant light fitting

2 double glazed windows to the rear

Single radiator

Fitted carpet

Bedroom Two – 9'7" (2.91) x 10'2" (3.10)

A double bedroom comprising a pendant light fitting

Double glazed window to front

Single radiator

Fitted carpet

Bathroom – 7'9" (2.35) x 5'10" (1.77)

Pendant light fitting

Double glazed window to the rear

Single radiator

Pedestal wash basin and W.C

Bath with an electric shower, shower curtain and rail

Fitted carpet

Gardens

The property benefits from a spacious rear garden which is mostly laid to grass and backs onto farmland offering views to the rear

There is a greenhouse, a concrete block storage shelter and an old Nissan hut

Driveways

The property benefits from driveway space to both sides of the property providing parking for vehicles

Garage – 20' (6.10) x 8'6" (2.59)

Strip light fitting

Up and over door to the front

Double glazed window to the side

A rear entrance door leads to the garden

Fitted with power points

Note 1

All light fittings & floor coverings are to remain.

Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

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

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

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

Entry

By mutual agreement

Offers

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

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.