



**The Anchorage Station Road, Garmouth, IV32 7LZ**  
**Fixed Asking Price £260,000**





We are pleased to offer for sale this spacious detached Bungalow enjoying an attractive situation on the edge of the village of Garmouth with views over the countryside to the rear.

With oil central heating and full double glazing, the accommodation comprises:- entrance vestibule, hallway, lounge/dining room, dining kitchen, 3 bedrooms (one ensuite), bathroom and sun lounge. Externally, The Anchorage is enhanced by oil fired central heating, solar panels, generous gardens, ample parking as well as a single garage.

#### Entrance Vestibule

4'5" x 3'10" (1.36m x 1.17m)

Upvc front door with decorative opaque panels leads to the Entrance Vestibule. Cupboard housing electricity meter and fusebox. Fitted carpet and ceiling light. Door to:-

#### Hallway

L-shaped Hallway with doors to Lounge, Kitchen, Bathroom and all Bedrooms. Built-in cupboard. Radiator, two pendant lights and fitted carpet. Hatch to partially floored loft space.

#### Lounge/Dining Room

16'4" x 27'7" (5m x 8.42m)

Wonderfully spacious lounge with windows to the front and side, fitted with vertical blinds and curtains. Two wall light, two pendant lights, fitted carpet and two radiators. Ample space for lounge and dining furniture.

#### Dining Kitchen

13'0" x 15'8" (3.97m x 4.79m)

Well-proportioned Dining Kitchen fitted with beech base and wall mounted units. Windows to the front and side with venetian blinds. One and a half bowl sink and drainer. Integrated oven, grill and hob. Integrated fridge freezer and dishwasher. Washing machine. Breakfasting bar for casual dining. Vinyl flooring, radiator and recessed spot lights. Glazed sliding doors to sun lounge:- wooden door from kitchen into cupboard for oil fired boiler.

#### Sun Lounge

12'1" x 6'11" (3.70m x 2.11m)

Windows on two sides with roller blinds with views over the garden and countryside beyond. Door to rear garden. Two wall lights, laminate flooring and radiator.







### Family Bathroom

6'2" x 11'6" (1.88m x 3.53m)

Fitted with four piece white suite comprising corner whirlpool bath, corner shower cubicle, wash hand basin set in vanity unit and WC. Tiling to dado height, vinyl flooring, opaque window to the rear, radiator and chrome accessories.

### Bedroom 3

10'7" x 11'8" (3.24m x 3.58m)

Double Bedroom with window to the rear fitted with vertical blinds and curtains. Built-in wardrobe with mirrored sliding doors. Fitted carpet, radiator and pendant light.



### Master Bedroom

10'8" x 11'7" (3.26m x 3.55m)

Double Bedroom with window to the front fitted with vertical blinds and curtains. Built-in wardrobe with mirrored sliding doors. Fitted carpet, radiator and pendant light. Door to:-

### Ensuite Shower Room

6'0" x 3'2" (1.83m x 0.99m)

Shower cubicle, wash hand basin and WC. Vinyl flooring, chrome accessories and recessed spotlight.

### Bedroom 2

11'5" x 11'7" (3.50m x 3.54m)

Double Bedroom with window to the front fitted with vertical blinds and curtains. Built-in wardrobe with mirrored sliding doors. Fitted carpet, radiator and pendant light.



### Garage

Single garage with power and light.

### Outside

Garden grounds to the front, sides and rear. The garden areas are surfaced in grass, chip stones, paving and composite decking. Lock block driveway provides vehicle access to the garage.

To the rear garden there is a timber shed, timber summer house and poly tunnel.

### Home Report

The Home Report Valuation as at January, 2024 is £265,000, Council Tax Band E and EPI rating is C.

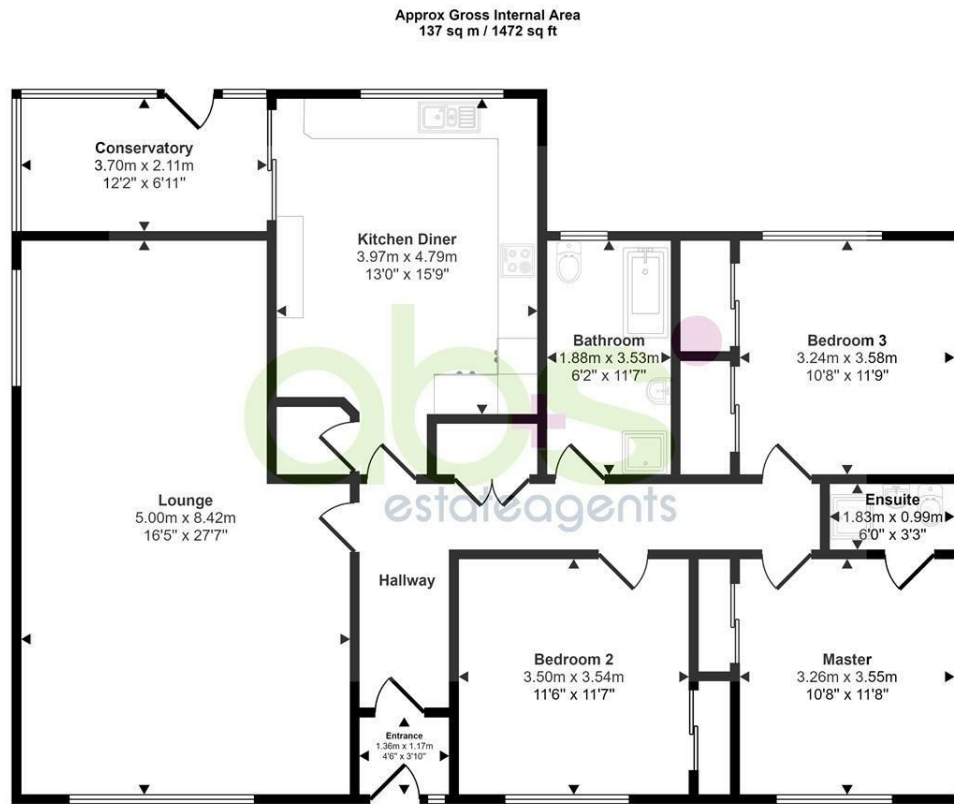
### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the washing machine and integrated oven, hob, dishwasher and fridge/freezer.

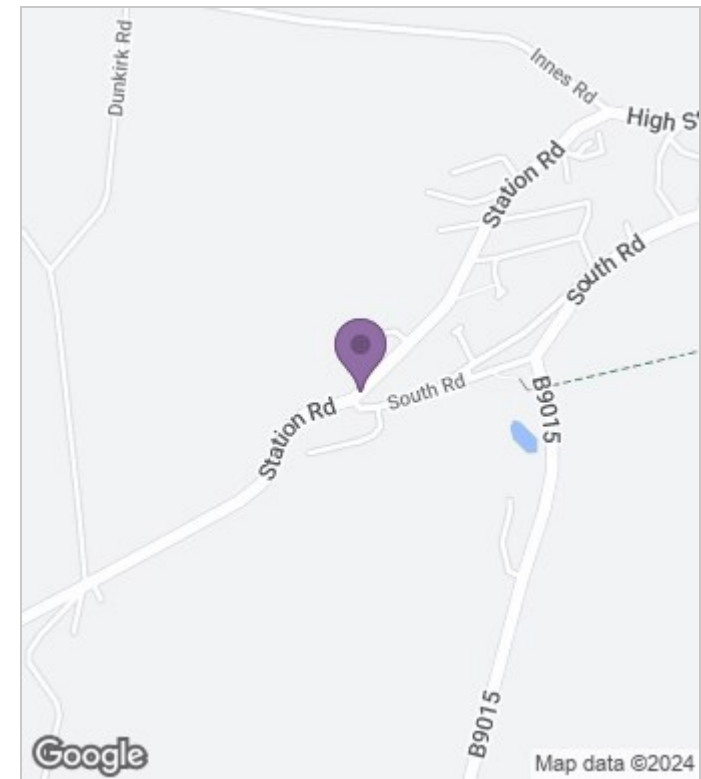
### What3words

Every 3 metre square of the world has been given a unique combination of three words. Anyone can enter these three words into the free what3words app and tap 'Navigate' to that precise 3m square. This property's three words are laugh.weedy.hushed.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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