



72 Mossmill Park, Mosstodloch, IV32 7JY

Offers Over £150,000

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estateagents

Modern semi detached Bungalow offering neat, clean and spacious accommodation and enjoying a quiet location within this popular and well established residential estate in the village of Mosstodloch. Easy commutable drive to Elgin, the county town of Moray which has a wide range of amenities.

The accommodation comprises : Vestibule, Hallway, Lounge, Dining Kitchen, 2 double Bedrooms and Shower Room. No 72 is enhanced by garden to the front and rear, and further benefits from generous off street parking and single Garage.

Entrance Vestibule

3'6" x 5'8" at widest points (1.07m x 1.74m at widest points)
UPVC door at the side of the property leads to the Entrance Vestibule. Cupboard housing electricity meter and fusebox. Matwell and pendant light. Glass panel door to:-

Hallway

L-shaped Hallway with doors to all rooms. Cupboard housing the gas boiler and shelving. Two pendant lights, smoke detector and radiator. Hatch to partially floored loft space which is accessed by a loft ladder,

Bedroom 1

11'11" x 9'11" (3.64m x 3.03m)
Double Bedroom with window to the front fitted with roller blind. Freestanding wardrobe. Radiator, fitted carpet and pendant light.

Lounge

10'9" x 19'9" (3.30m x 6.03m)
Spacious Lounge with picture window to the front fitted with curtains. Two radiators, two triple light fittings and fitted carpet.

Bedroom 2

10'11" x 10'5" (3.35 x 3.18m)
Double Bedroom with window to the rear with roller blind. Built-in wardrobe. Pendant light, fitted carpet and radiator.





Kitchen

9'10" x 10'5" (3.02m x 3.18m)
Fitted with a basic range of base and wall mounted units. Sink and drainer beneath window to the side with roller blind. Belling cooker, LG fridge freezer and Bush washing machine. Patio doors to the rear garden. Space for dining table and chairs. Vinyl flooring, radiator, heat detector and quadruple spotlight bar.

Shower Room

8'7" x 5'2" (2.63m x 1.58m)
Three piece white suite comprising shower cubicle with Mira electric shower, wash hand basin set in vanity unit, and WC. Radiator, vinyl flooring, triple light fitting, wall mirror and opaque window to the side.



Gardens

The property is enhanced by neat gardens. The front garden is laid in low maintenance stone chippings together with some shrubs. Driveway offering generous off street parking and leading to the single garage. A gate gives access to the rear garden which is fully enclosed with a stone wall. Attractively presented with an area of lawn, paved patio and shrub and flower borders. Greenhouse. Water tap.



Fixtures and Fittings

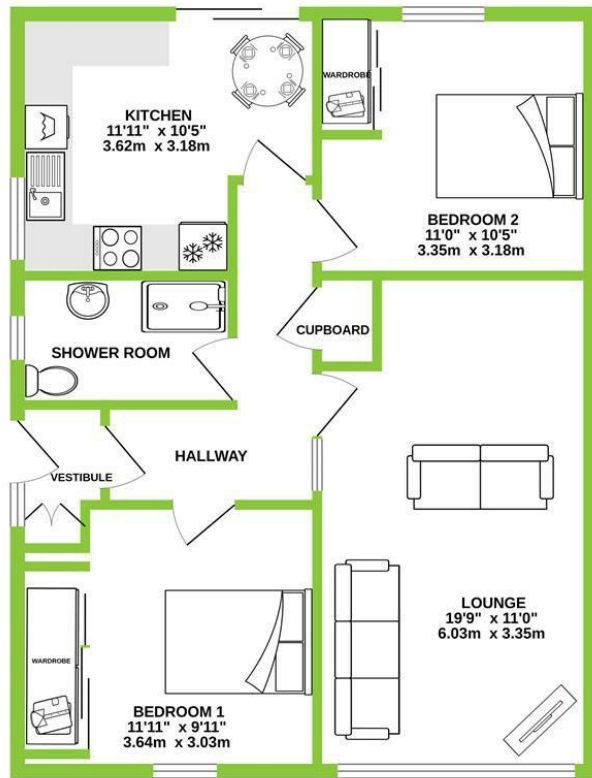
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the wardrobes in the bedrooms and the kitchen appliances. The unit in the Lounge and the 2 beds can also stay if desired.

Home Report

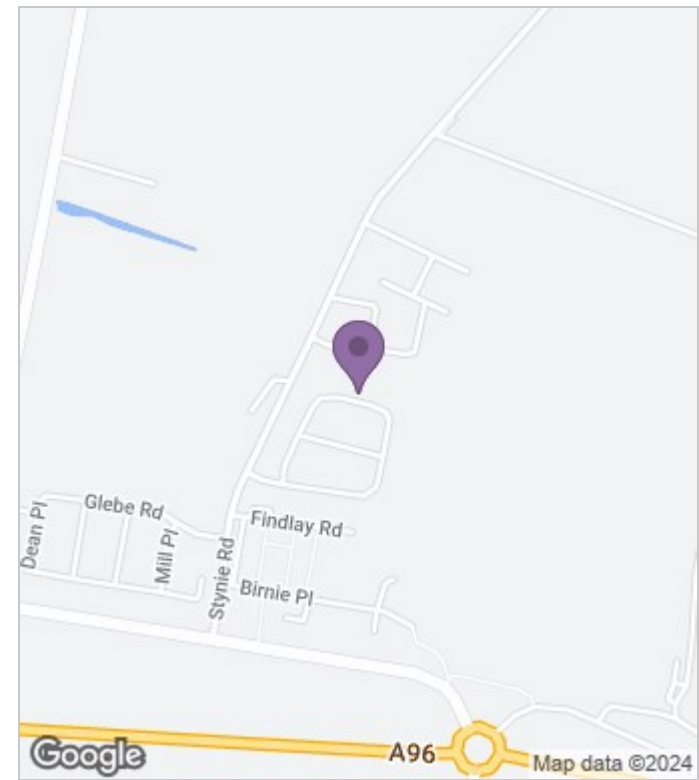
The Home Report Valuation as at October, 2023 is £150,000, Council Tax Band B and EPI rating is C.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac ©2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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