



27 Balnacoul Road, Mosstodloch, IV32 7LP

Offers Over £260,000

 3  1  1  D

 **abs+**  
estateagents



Immaculate and ready to move into detached Bungalow enjoying a quiet cul-de-sac situation in Mosstodloch. Substantially upgraded by the current owners who have transformed the property with a new modern dining kitchen and bathroom with separate shower as well as redecorating and reflooring throughout. In addition, a multi fuel stove has been installed in the Lounge.

With gas fired central heating (boiler in loft) and sealed unit double glazing throughout, the accommodation comprises :- Entrance Vestibule, Hallway, Lounge, generous fitted Kitchen with large dining area, 3 double bedrooms and family bathroom with separate shower enclosure.

Externally, there is an attached double (tandem) garage and work from home office in the rear garden. The garden is easily maintained and surrounds the house.

Interested parties may wish to note that there are plans drawn for an upper floor conversion adding a further 2 bedrooms with en suite shower rooms. (Planning would still be required).

An early viewing of this immaculate home is essential as there is no doubt that it will sell very quickly.

#### Entrance Vestibule

3'3" x 5'1" (1 x 1.55)

2 steps up to the front door and vestibule with meter cupboard. Ceiling light fitting and wood laminate flooring.

#### Hallway

5'1" x 11'3" and 3'3" x 22'3" (1.55 x 3.45 and 1 x 6.8)

"L" shaped hall with 2 ceiling light fittings, radiator and wood laminate flooring. 2 good storage cupboards. Hatch to partially floored loft with light and power. Recently replaced Combination boiler has been relocated here and is still under guarantee.

#### Lounge

11'8" x 16'4" (3.56 x 5)

Elegantly appointed lounge with triple front facing windows bringing in superb natural light. Contemporary multi fuel stove on slate hearth. Ceiling light fitting, radiator and wood laminate flooring.

#### Dining Kitchen

9'2" inc to 13'1" by 24'6" (2.8 inc to 4 by 7.48)

Lovely high quality JNK dining kitchen with full range of fitted units, work surfaces extending to a large breakfast bar, and upstands. Integral Indesit double oven, Hotpoint induction hob with glass splashback and hood. Also dishwasher and space for washing machine. Double windows with ceramic Belfast style sink and drainer. Neat double larder store. Dining area with large radiator below window. Two ceiling light fittings and vinyl flooring which extends into the Conservatory.

#### Conservatory

5'8" x 8'2" (1.75 x 2.5)

Favourite room in the house for all the family. Windows all round on low height walls and double doors out to the garden.







**Bedroom 1**  
8'11" x 14'7" (2.73 x 4.45)  
Double Bedroom with front facing window. Double wardrobe fronted by 2 large mirrored sliding doors. Ceiling light, radiator and vinyl flooring. Newly fitted vertical black out blinds.



**Bedroom 2**  
9'2" x 12'3" (2.8 x 3.75)  
Double rear facing Bedroom. Ceiling light fitting, radiator and vinyl flooring. Newly fitted vertical black out blinds.

**Bedroom 3**  
10'8" x 10'9" (3.27 x 3.28)  
Double front facing Bedroom. Ceiling light fitting, radiator and vinyl flooring. Newly fitted vertical black out blinds.

**Bathroom**  
7'4" x 9'2" (2.24 x 2.8)  
Stylish new bathroom with separate shower enclosure. Vanity wash hand basin and wc. Ladder radiator. Ceiling light and vinyl flooring. Large opaque window.

**Garden**  
Neat and well presented garden to front, side and rear.

**Home Office/Summer House**  
8'9" x 8'10" (2.67 x 2.7)  
Handy Home office with light and power.

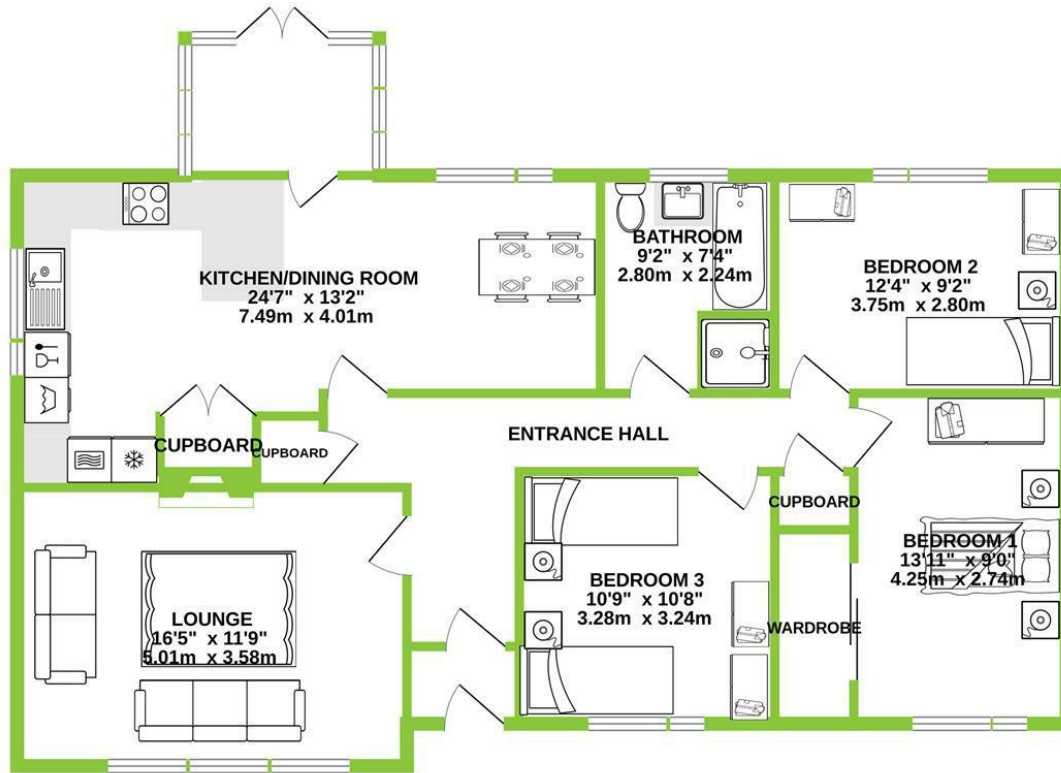
**Double Tandem Garage**  
11'2" x 36'9" (3.42 x 11.22)  
Bespoke constructed extensive double garage increasing in height to accommodate a caravan. Light and power. Electronic door.

**Fixtures and Fittings**  
The fitted floor coverings, newly fitted blinds and light fittings will be included in the sale price along with the integral kitchen appliances.

**Home Report**  
The Home Report Valuation as at April, 2024 is £270,000, Council Tax Band D and EPI rating is D.



GROUND FLOOR  
1093 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 sq.m.) approx.

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 Metropix ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.