

20 Pinewood Road, Mosstodloch, IV32 7JU

Offers Over £199,000

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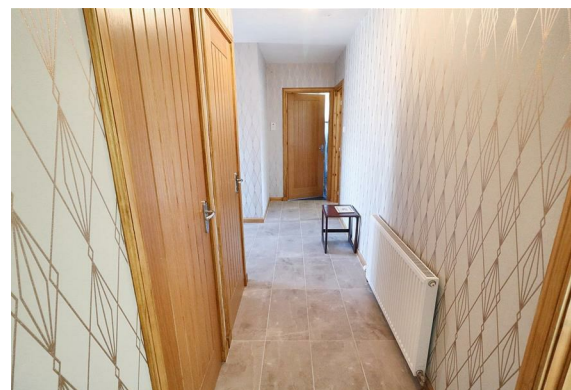
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estateagents

Welcome to this charming detached bungalow located on Pinewood Road in the delightful village of Mosstodloch. This property boasts a spacious 1,033 sq ft of living space, perfect for a family looking for a cosy yet roomy home.

As you step inside, you are greeted by a warm and inviting reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three well-proportioned bedrooms, there is plenty of space for a growing family or for those in need of a home office or hobby room.

Located in a quiet cul-de-sac, this bungalow offers a tranquil retreat from the hustle and bustle of town life. Whether you enjoy relaxing in the garden or taking a stroll in the nearby countryside, this property provides the perfect setting for a serene lifestyle.

Don't miss out on the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and experience the comfort and convenience that this property has to offer.



Entrance Vestibule

UPVC door with decorative opaque glazed panels leads to the Entrance Vestibule. Cupboard housing electricity meter and fuse box. Smoke detector. Double oak doors with glazed panels to the Hallway.



Hallway

T-shaped Hallway with oak doors to all rooms. Two pendant lights and two wall lights, smoke detector, hatch to loft space and two cupboards.



Lounge

16'9" x 11'10" (5.11m x 3.62m)
Well-proportioned Lounge with picture window to the front fitted with blinds and curtains. Open fire set in ornate fireplace is the focal point of the room. Radiator, smoke detector and pendant light.





Bedroom 2

8'10" x 14'6" (2.71m x 4.44m)
Double Bedroom with window to the rear. Built-in wardrobe. Radiator and pendant light.

Bedroom 3

9'10" x 10'4" (3.02m x 3.17m)
Double Bedroom with window to the rear. Radiator and pendant light.

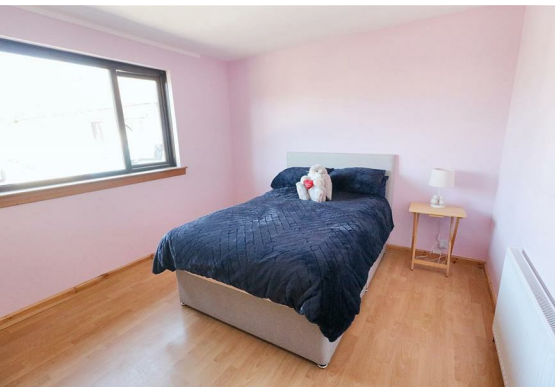
Kitchen

15'5" x 10'8" (4.72m x 3.27m)
Well appointed Kitchen fitted with a range of grey and white base and wall mounted units. Island in the centre with integrated sink and drainer with mixer tap. Integrated oven, hob and extractor. French doors out to the garden. Radiator, heat detector and twin pendant lights.



Bathroom

8'5" x 5'10" (2.59m x 1.80m)
Three piece white suite comprising wash hand basin set in vanity unit, WC and bath with electric shower fitted over and shower curtain in place. Opaque window to the side, ceiling light and chrome towel rail radiator.



Master Bedroom

12'6" x 10'7" (3.82m x 3.25m)
Double Bedroom with window to the front. Built-in wardrobe. Radiator and pendant light.

Outside

Driveway with parking for two cars leads to the small single garage. The garden to the side is a good size and is mainly laid to lawn with mature trees. Narrow area of garden ground to the rear which is also laid in lawn and has a rotary dryer.

Home Report

The Home Report Valuation as at July, 2024 is £207,000, Council Tax Band D and EPI rating is D.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integrated oven and hob.

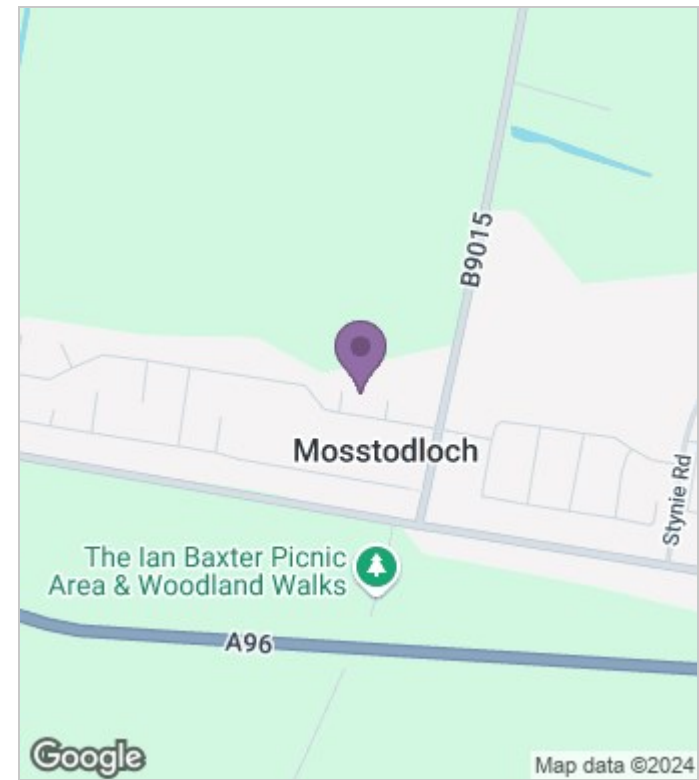


Approx Gross Internal Area
94 sq m / 1013 sq ft



Floorplan

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) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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