



**Rowlands Ashfield, Garmouth, IV32 7LF**  
**Offers Over £350,000**

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estateagents

Welcome to this charming detached house located on the outskirts of the picturesque village of Garmouth. This lovely property boasts a spacious lounge, a sun lounge as well as a kitchen diner, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is plenty of space for everyone to enjoy.

Built in the late 1990s, this house offers modern amenities while retaining a classic charm. The property spans across 1,798 sq ft, providing ample room for all your needs.

One of the standout features of this home is the parking spaces available for up to 4 vehicles along with a detached double garage, ensuring convenience for you and your visitors. Additionally, the inclusion of solar panels not only helps the environment but also reduces your energy bills.

Situated in a rural location, you can enjoy the tranquillity and peace that the countryside offers. Imagine waking up to stunning countryside views every morning, truly a sight to behold.

Don't miss out on the opportunity to own this delightful property. Book a viewing today and experience the beauty and comfort this home has to offer.

### Hallway

UPVC door with window to the side leads to the Hallway. Doors to the Lounge, Kitchen Diner, Study/Bedroom 4, WC/Utility Room and to the rear garden. Wooden staircase to the upper floor. Radiator, fitted carpet, recessed spotlights and smoke detector. Cupboard.





### Lounge

19'10" x 16'0" (6.07m x 4.88m)

Generous Lounge with windows to the front and french doors to the Sun Lounge, providing plenty of natural light. Open fireplace with a cast iron grate and insert, oak surround and raised stone hearth. Two light fittings, smoke detector, two radiators and fitted carpet.

### Sun Lounge

13'10" x 5'3" (4.22m x 1.62m)

Views out over the rear garden. Tiled floor, light fitting and electric heater. French doors to the garden.



### Kitchen Diner

9'4" x 29'3" (2.86m x 8.93m)

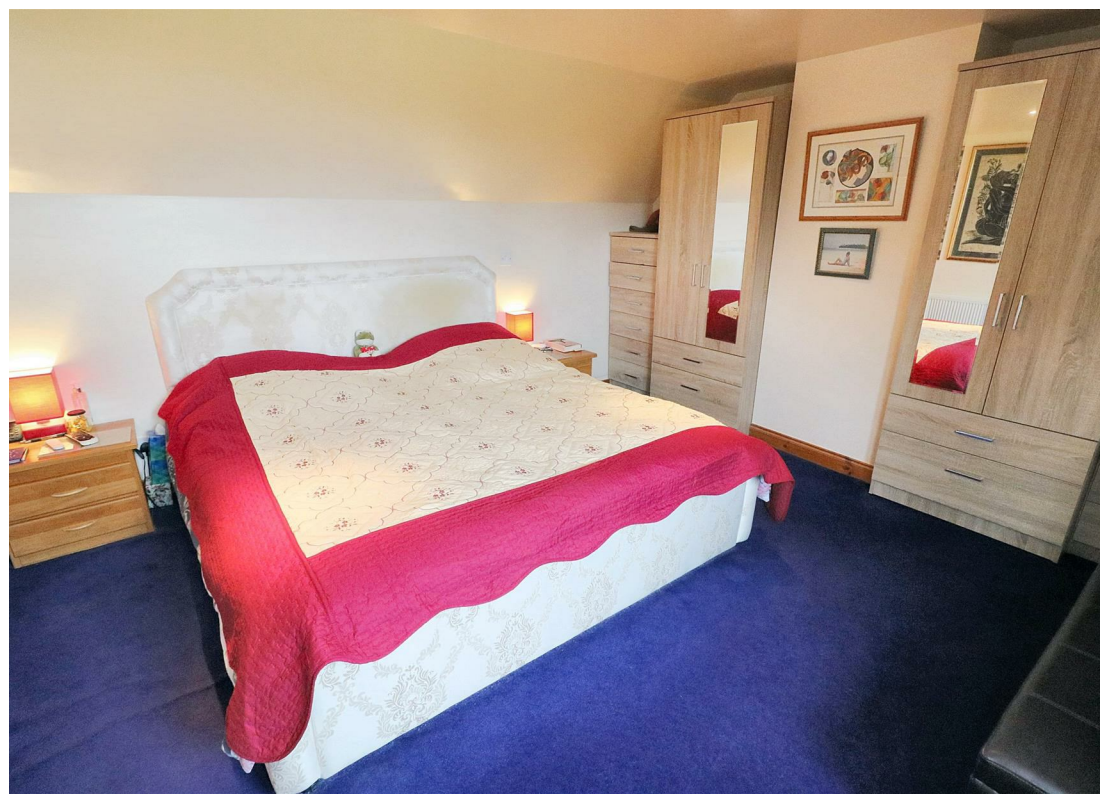
Spacious Kitchen Diner with windows to the front and side. The kitchen area is fitted with a range of white base and wall mounted units with coordinating work surfaces. LPG gas hob with extractor hood above. Integrated dishwasher. Integrated oven. Spaces for fridge and freezer. One and a half bowl stainless steel sink and drainer. Slate flooring, three light fittings, heat detector and radiator. Ample space for dining table and chairs.



### Study/Bedroom 4

9'6" x 9'6" (2.90m x 2.90m)

Currently used as a Study but would also make an ideal downstairs bedroom. Window to the side with blinds. Light fitting, laminate floor and radiator.



### WC/Utility Room

5'8" x 6'0" (1.74m x 1.83m)

Housing Grant oil fired condensing combi boiler (9 years left on the guarantee). Spaces for washing machine and tumble dryer. Worksurface with wall mounted units above. WC and wash hand basin. Tiled flooring and light fitting.



### Upper Floor

Staircase from the hallway leads to the upper landing. Doors to Bathroom, Master Bedroom, Bedroom 2 and Bedroom 3. Fitted carpet, smoke detector, recessed spotlights and radiator.

### Master Bedroom

13'9" x 11'5" (4.21m x 3.48m)

Good sized double Bedroom with dormer window to the front with fabulous views across the countryside. Recessed spotlights, partially coombed ceiling, fitted carpet and radiator. Built-in wardrobe. Door to:-

### Ensuite Shower Room

5'9" x 5'8" (1.77m x 1.74m)

Fitted with three piece white suite comprising corner shower cubicle with thermostatic mains shower, wash hand basin and WC. Velux window, tiled flooring, light fitting, extractor and radiator. Storage cupboard.

### Bedroom 3

11'2" x 10'11" (3.42m x 3.35m)

Double Bedroom with arched window to the front and Velux window to the side. Built-in wardrobe, partially coombed ceiling, fitted carpet and radiator.



## Bathroom

7'2" x 7'7" (2.20m x 2.33m)

Four piece white suite comprising corner shower cubicle with thermostatic mains shower, bath, wash hand basin and WC. Velux window, radiator, extractor and light fitting.

## Bedroom 2

11'2" x 14'9" (3.42m x 4.50m)

Spacious double Bedroom with dormer window at one side and Velux window at the other. Partially coombed ceiling. Fitted carpet, radiator, recessed spotlights and hatch to loft space. Built-in wardrobe.

## Outside

There is a great expanse of garden ground included with the property. Vehicular gates leads to the driveway at the right hand side of the property, providing parking for multiple vehicles which in turn leads to the double garage. Pedestrian gate leading to the front door. Landscaped lawns with mature trees and fruit trees at the left hand side and at the rear. Pergola and greenhouse. Decking outside the Sun Lounge.

A particular feature of the garden is the train with miniature train track which runs along the rear and both sides of the house, leading to the 'train station'.

## Garage

Double garage with power and light.

## Fixtures and Fittings

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

## Home Report

The Home Report Valuation as at August, 2024 is £350,000, Council Tax Band E and EPI rating is C.

## 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 timeless.flap.defected

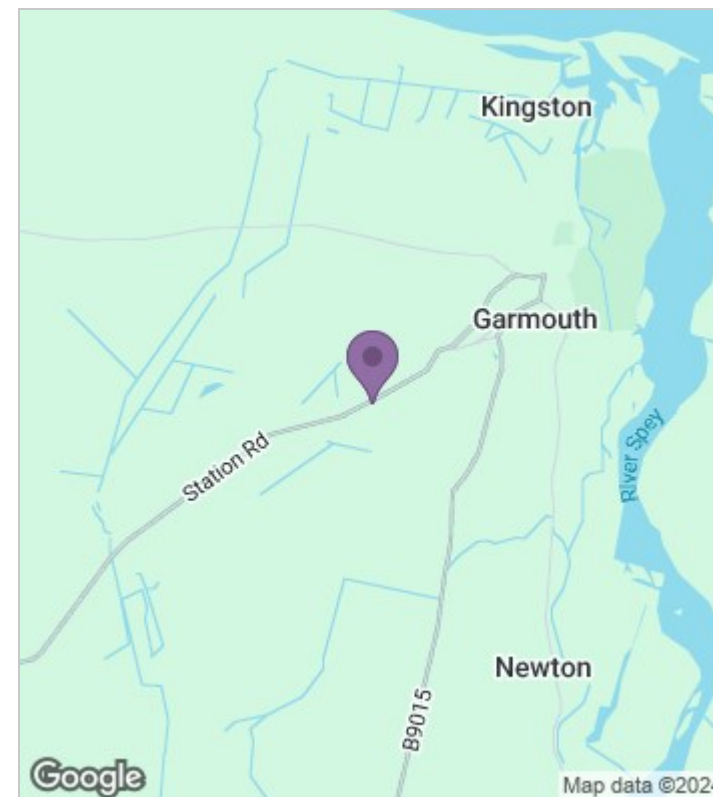
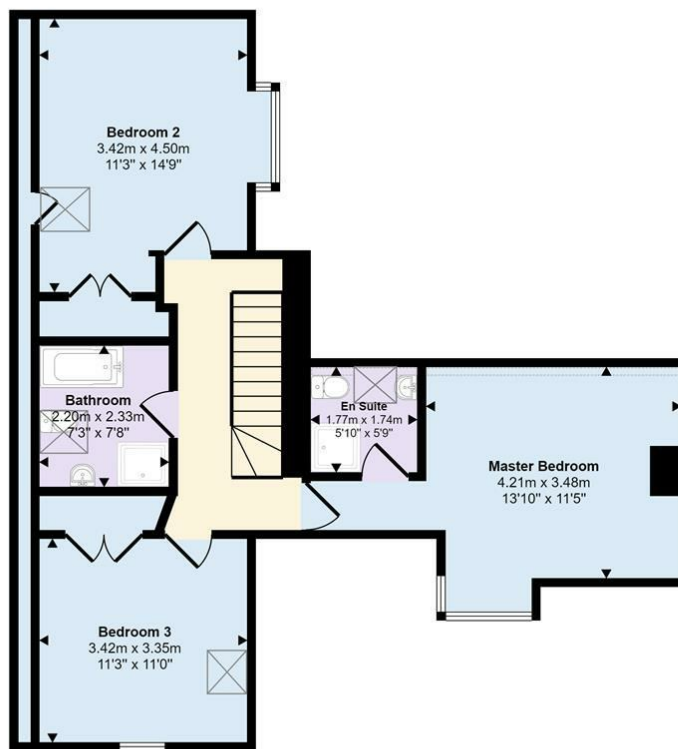
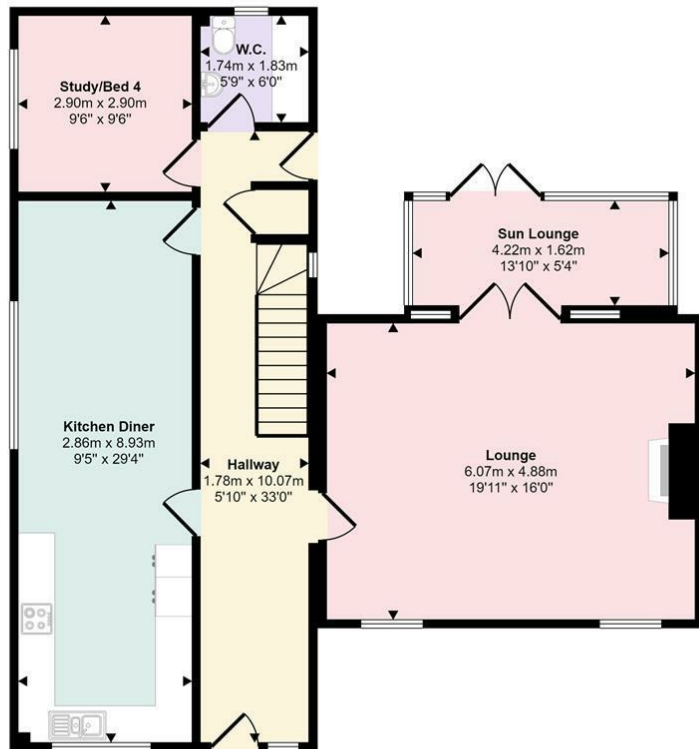




**VIEW FROM MASTER BEDROOM**



Approx Gross Internal Area  
167 sq m / 1798 sq ft



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	82
(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	

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.

## 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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