Harper Macleod LLP
Estate Agents & Solicitors









Arncott Main Street, Cummingston, IV30 5XY

Offers over £220,000

Traditional detached bungalow situated in the coastal village of Cummingston with views between properties of the Moray firth and sitting in a substantial quarter acre of garden. The accommodation comprises entrance hallway, lounge, dining kitchen, two bedrooms & bathroom. The property further benefits from double glazing, oil central heating, substantial garden, and off-street parking.

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ENTRANCE HALLWAY
UPVC & glazed entrance door, fitted carpet, ceiling light fitting.

LOUNGE
15'9" x 10'5" (4.82m x 3.19m)
Double aspect to front & side, feature fire place with open fire, fitted carpet, ceiling light fitting.

DINING KITCHEN
11'7" x 11'7" (3.55m x 3.55m)
Window to rear, range of base & wall units, slot-in electric cooker, plumbing & space for washing machine, two built-in storage cupboards, one housing the oil central heating boiler, vinyl flooring, ceiling strip light fitting.

BEDROOM 1
12'0" x 9'5" (3.68m x 2.88m)
Window to rear, fitted carpet, ceiling light fitting.

BEDROOM 2
11'8" x 8'10" (3.56m x 2.70m)
Window to rear, fitted carpet, ceiling light fitting.

BATHROOM
8'5" x 6'0" (2.59m x 1.85m)
Window to side, sink, WC & bath with electric shower over, vinyl flooring, ceiling light fitting, built-in storage cupboards housing the hot water tank.

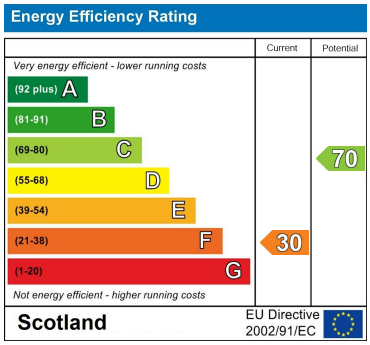
OUTSIDE
The substantial rear garden is bound by a dry stane dyke with a gate allowing access for vehicles. The area of garden to the side has two wooden sheds, an area of lawn with planted borders. The rear garden is fully grassed with mature shrubs & trees & a further two wooden sheds & the oil central heating tank.

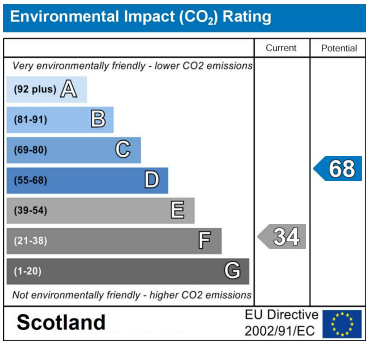
NOTES
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the slot-in electric oven in the kitchen and all of the wooden sheds in the garden.

Area Map



Energy Efficiency Graph





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