



43 Balnacoul Road, Mosstodloch IV32 7LP

Offers Over £235,000



Key Features

- Semi-detached house in walk in condition
- Flexible accommodation
- Spacious lounge
- Well-appointed dining kitchen
- Two upstairs bedrooms
- Two downstairs bedrooms currently used as a study and family room
- Shower room and bathroom
- Utility room
- Garage
- Well-maintained gardens



Semi-detached house offering flexible accommodation and a spacious lounge. Well-appointed dining kitchen and the gardens provide a peaceful outdoor retreat. With 2 bedrooms upstairs and versatile rooms downstairs, this home is ready for you to move in.

Situated in the charming village of Mosstodloch, this semi-detached house offers an affordable opportunity for families or individuals seeking a comfortable home in a welcoming community. The property features four bedrooms, with two on each floor, providing flexible accommodation options. Currently, the downstairs bedrooms are utilised as a study and family room, allowing for adaptable living arrangements.

The spacious lounge offers ample room for relaxation and entertainment, while the dining kitchen is well-appointed for preparing and enjoying meals with family and friends. Additional convenience is provided by the utility room and garage, catering to storage and practical needs. The property also includes both a shower room and a bathroom, enhancing its functionality.

The well-maintained gardens offer an inviting space for outdoor activities or simply enjoying the fresh air. Mosstodloch itself boasts proximity to local amenities and transport links, making it an ideal location for commuters and families alike. With its ready-to-move-in condition, this property won't be available for long.





Porch 1.36m x 1.17m

UPVC door leads to the porch. Cupboard housing electricity meter and fusebox. Oak glass panel door to:-

Hallway

Bright hallway with doors to all downstairs rooms and a staircase to the upper floor. Understair cupboard.

Lounge 4.57m x 4.15m

Picture window to the front overlooking the garden, fitted with curtains. Electric fire set in brick fireplace with built-in cupboards at either side and two contemporary wall lights.

Shower Room 2.33m x 1.38m

Three piece white suite comprising corner shower cubicle with electric shower, wash hand basin set in vanity unit and a WC. Wet wall in the shower area and to dado height on the remaining walls. Towel rail radiator.

Utility Room 2.32m x 1.61m

White base and wall mounted units, with splashback and under unit lighting. Integrated microwave. Spaces for freezer and washing machine. Door to the driveway.

Kitchen/Diner 3.94m x 3.50m

Fabulous room with a good amount of fitted units, a wine rack, under unit lighting and ample worksurfaces. One and a half bowl sink with instant hot water tap, beneath window to the side with blinds. Integrated induction hob with chrome extractor hood. Integrated oven and grill, fridge and dishwasher. French doors out to the garden, fitted with blinds. Space for dining table and chairs.

Bedroom 3/Study 2.95m x 3.18m

Double bedroom which is currently being used as a study. Window with blinds and curtains to the rear. Built-in cupboard.

Bedroom 4/Family Room 2.90m x 3.54m

Double bedroom in use as a family room at present. Window to the front with roman blinds and curtains. Built-in cupboard with display shelf above.

Landing

Carpeted staircase with window at the half landing leads to the upper floor. Doors to the master bedroom, bedroom 2 and bathroom.

Master Bedroom 3.47m x 3.66m

Double bedroom with dormer window to the front fitted with blinds. Built-in wardrobes fitted along one wall.



Family Bathroom 2.63m x 2.59m

Fully tiled bathroom with four piece white suite comprising bath, corner shower cubicle with mains shower, wash hand basin and wc set in vanity unit. Built-in storage cupboards. Underfloor heating. Opaque window to the front with blind.

Bedroom 2 2.95m x 3.70m

Double bedroom with dormer window to the front fitted with blinds. Built-in wardrobes fitted along one wall.

Garage 2.58m x 4.31m

Single garage with electric up and over door, power and light. Window to the rear.

Fixtures and Fittings

All floor coverings, light fittings, blinds and curtains are included along with the integrated fridge, dishwasher, oven, hob and microwave.

Home report

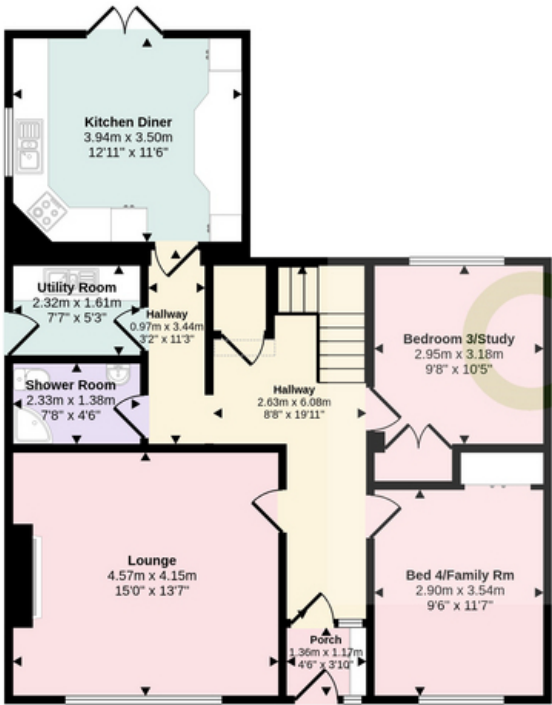
Home report valuation as at September 2026 is £230,000, the EPC rating is D and the council tax band is D.

Garden

Well-maintained garden to the front which is mainly laid in lawn with flower and shrub borders, flower beds, paved patios and a wooden shed. The garden to the rear has a driveway with parking for 2-3 cars and leads to the garage. There is also an area of lawn, rotary dryer, metal shed and wooden shed.

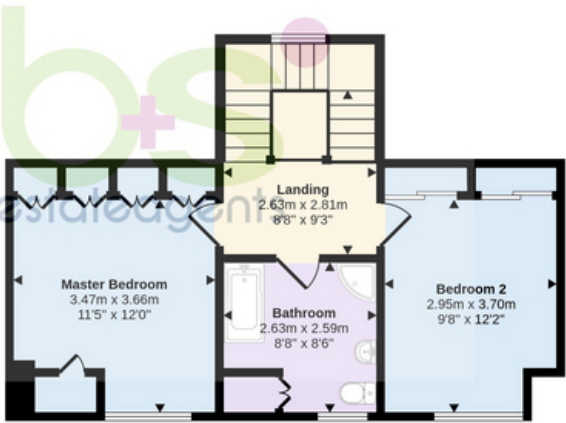


Approx Gross Internal Area
140 sq m / 1502 sq ft

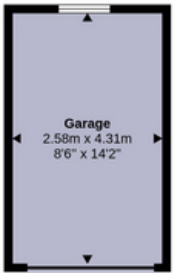


Ground Floor
Approx 84 sq m / 901 sq ft

Denotes head height below 1.5m

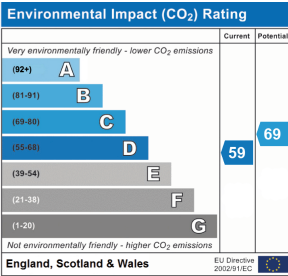
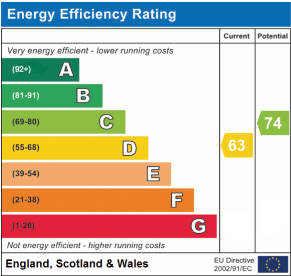


First Floor
Approx 45 sq m / 481 sq ft



Garage
Approx 11 sq m / 120 sq ft

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.



Tenure Type: Unknown
Council Tax Band:
Council Authority: