



KEVELAER, CUMMINGSTON IV30 5XY



We are delighted to present this 3 Bedroom Bungalow located in the popular village of Cummingston. The property enjoys sea views of the Moray Firth.

Accommodation comprises; Entrance Porch, Hallway, Large Lounge, Kitchen/Diner, Utility Room, 3 Bedrooms and Family Bathroom. Further benefits include double glazed windows, solar panels, electric heating, off street parking. front & rear enclosed gardens.

Cummingston is ideally located between the villages of Burghead and Hopeman. A short drive or walk to local convenience stores, cafes and bars. Elgin and Forres provide a good variety of National and Local Retail shops which are within a 15-minute drive.

EPC Rating D

OFFERS OVER £260,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance is through a uPVC double glazed door with decorative panel and decorative panel to the side.

Entrance Vestibule - 4'10" x 3'7"

One recessed light fitting to the ceiling. Carpet to the floor. Double power point. Built in cupboard housing the consumer units. Obscure glazed door leading to the Hallway with obscure glazed window to the side.



Hallway - 24'3" x 9'0" (maximum measurement)

Welcoming Hallway, giving access to the Lounge, Kitchen, Bedrooms and Family Bathroom. Two light fittings to the ceiling. Loft access. Wall mounted Dimplex heater. Built in cupboard housing the water tank and provides storage space.

Lounge - 14'0" x 17'0"

Spacious Lounge with large window overlooking the front view, benefitting from sea views, fitted with vertical blinds and curtain pole. Focal point of the Lounge is a marble fireplace and hearth with electric flame effect fire. Coving and smoke alarm to the ceiling. Two 2 bulb light fittings to the ceiling. Carpet to the floor. Wall mounted Dimplex heater. TV point and various power points.





Kitchen with Dining Area - 27'6" x 9'11" (maximum measurement)

Fully fitted Kitchen with a range of base units, wall mounted cupboard and display cabinets. 3 bulb light fitting, 3 recessed spotlights and coving to the ceiling. Worksurface, sink, drainer and mixer tap. Space available for a cooker, fridge and slimline dishwasher. Breakfast bar for informal dining. Ceramic tiling to the walls. Overhead extractor. Laminate to the floor. Within the Dining Area, there is patio doors leading out to the garden with vertical blinds. Ample space available for a large dining table and chairs. 5 recessed light fittings and smoke alarm to the ceiling. One wall mounted light fitting. Door with obscure glass leading to the Utility Room.





Utility Room - 7'3" x 3'7"

Useful Utility Area with base unit and roll top work space to accommodate a washing machine and tumble drier. Various power points. Wall mounted coat hooks and shelving. Single light fitting. Laminate to the floor.

Bedroom 1 - 13'0" x 9'10"

Double Bedroom with window to the rear aspect with vertical blinds and curtain pole. Ceiling light fitting. Carpet to the floor. Wall mounted electric heater. Various power points. Built in wardrobe, fronted by mirror doors and offers hanging and shelved storage.



Bedroom 2 - 9'0" x 9'2"

Bedroom with window to the rear aspect with vertical blinds and curtain pole. 4 bulb light fitting to the ceiling. Vinyl to the floor. Various power points.



Bedroom 3 - 10'5" x 9'11"

Bedroom with single pendant light fitting to the ceiling. Window to the front aspect with vertical blinds and wooden curtain pole, also benefitting from sea views. Wood effect vinyl to the floor. Wall mounted dimplex heater. TV point and various power points.





Bathroom - 11'11" narrowing to 9'0" x 5'11" narrowing to 2'9"

Family Bathroom with low level WC, pedestal wash hand basin, bath and shower enclosure with overhead electric shower and wet wall finish. Ceramic tiling to the walls. Three recessed light fittings, coving and xpleair to the ceiling. Obscure glazed window to the rear aspect. Wall mounted chrome heated towel rail. Wall mounted medicine cabinet and mirror. Laminate to the floor.

Garden

The Garden to the front of the property, offering sea views, is easily maintained, stone chipped and paving slabs, with a variety of mature shrubs and trees. Access to both sides of the property, leading to the well kept garden to the rear of the property, with gate access and enclosed by part wall and hedge boundary. Open views to the countryside, paved patio seating area, an area to grass and stone chips with mature shrubs and fruit trees. Rotary drier. There is a timber summer house, timber potting shed and greenhouse located within the rear garden.





Driveway & Garage

Driveway providing off street parking for several cars. Garage with up and over door to the front and service door to the side leading to the Garden . The Garage has power and light.

Note 1 – All floor coverings, light fittings, and blinds are included in the sale.

Council Tax D

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.
