

44 Balnacoul Road  
Mosstodloch  
Fochabers  
Morayshire  
IV32 7LP



## Offers Over £285,000

Located within the village of Mosstodloch which is conveniently placed for local amenities and also the neighbouring village of Fochabers is this roomy 6/7 Bedroom Detached House which benefits from a Corner Plot Position.

The property is deceptively spacious and offers approximately 185 sqm of living accommodation and is walking distance to Mosstodloch Primary School and

## Features

6/7 Bedroom Detached House

Corner Plot Position

Own Driveway

Garage

Double Glazing

Gas Central Heating



Located within the village of Mosstodloch which is conveniently placed for local amenities and also the neighbouring village of Fochabers is this roomy 6/7 Bedroom Detached House which benefits from a Corner Plot Position.

The property is deceptively spacious and offers approximately 230sqm of living accommodation and is walking distance to Mosstodloch Primary School and Balnacoul Woods offering lovely woodland walks.

Accommodation comprises an Entrance Vestibule, Hallway, a large Lounge, Dining Room / 7th Bedroom, a 24ft long Kitchen / Family Room, Utility Room and W.C and 2 Ground Floor Bedrooms.

The 1st Floor comprises a Landing, a Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe, 3 further Double Bedrooms and a Bathroom.

Entrance Vestibule – 7'5" (2.25) plus cupboard space x 5'9" (1.75)

Coved ceiling with pendant light fitting

A built-in double storage cupboard for coats and shoes

Fitted carpet

Hallway

Coved ceiling with pendant light fitting

Single radiator

A carpeted staircase with an understairs storage cupboard leads to the 1st floor

Fitted carpet

Lounge – 19'4" (5.89) x 14'5" (4.39) max

A spacious room comprising a coved ceiling with light fitting

A double glazed bay window to the front

A fireplace surround with a gas coal effect fire and wall mounted light fittings to either side of the fireplace

Double radiator

Fitted carpet

Dining Room / 7th Bedroom – 11'1" (3.37) x 9'10" (2.99)

Currently utilised as a dining room, but could also be used as a 7th bedroom if required

Coved ceiling with light fitting

Double glazed bay window to the front

Single radiator

Laminate flooring

Kitchen / Family Room – 24'3" (7.39) x 9'9" (2.96)

A coved ceiling with a ceiling and pendant light fitting

2 double glazed windows to the rear

Single radiator

A range of cream coloured wall mounted cupboards, fitted base units with a ceramic 1 ½ style sink  
A range style gas cooker offering 7 cooking rings and twin ovens  
Space to accommodate a dishwasher  
Vinyl flooring

Utility Room 'L' shaped – 10'5" (3.17) max x 9'8" (2.94) max  
Ceiling light fitting  
Double glazed window to the rear  
Single radiator  
Space to accommodate a fridge and freezer  
Space to accommodate a washing machine  
A Worcester gas boiler  
Tiled flooring

Doors lead to the W.C, Ground Floor 5th Bedroom / Office and to the Garden

W.C  
Coved ceiling with pendant light fitting  
Press flush W.C and wash hand basin  
Tiled flooring

Ground Floor 5th Bedroom / Office – 9'9" (2.96) x 9'9" (2.96)  
Coved ceiling with pendant light fitting  
Double glazed window to the rear  
Single radiator  
Laminate flooring

Ground Floor 6th Bedroom – 9'9" (2.96) x 7'9" (2.35)  
Coved ceiling with pendant light fitting  
Double glazed window to the side  
Single radiator  
Fitted carpet

#### 1st Floor Accommodation

Landing  
A coved ceiling with 2 pendant light fittings  
Double glazed window to the front  
Loft access hatch  
Single radiator  
A built-in storage cupboard  
Fitted carpet

Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe – 12'1" (3.68) max x 13'6" (4.11)  
Pendant light fitting  
Double glazed window to the side  
Double radiator  
The room features a walk-in wardrobe with lighting and hanging space within  
Fitted carpet

En-Suite Shower Room – 6'4" (1.92) x 5'10" (1.77)

Ceiling light fitting

Single radiator

A quadrant shower cubicle with mains shower

Pedestal wash basin and a press flush W.C

Tiled Flooring

Bedroom Two – 10'8" (3.25) plus wardrobe space x 8'4" (2.54)

Pendant light fitting

Double glazed Velux window to the front

Single radiator

Built-in double mirrored wardrobe

Fitted carpet

Bedroom Three – 14' (4.27) max and plus wardrobe space x 9'1" (2.76) max

Pendant light fitting

Double glazed window to the side

Single radiator

Built-in double mirrored wardrobe

Fitted carpet

Bedroom Four - 14' (4.27) max x 9'4" (2.84) max into the recess

Pendant light fitting

Double glazed window to the side

Single radiator

2 built-in double mirrored wardrobes

Fitted carpet

Bathroom – 12'1" (3.68) max x 6'5" (1.94)

Ceiling light fitting

Double glazed Velux window to the rear

Single radiator

A 4-piece suite comprising a pedestal wash basin and press flush W.C

Bath with mixer tap and hand shower fitting

A shower cubicle with a mains shower

Tiled flooring

Gardens

The property has a pathway at the rear which leads round to both side of the property, leading to both the garden and garage areas

The majority of the garden space is to the side which is mostly laid to lawn

Driveway and Garage

The property has its own Driveway for off-street parking

There is a garage fitted with lighting, and has an up and over door to the front and has a side entry door

Note 1

All light fittings & floor coverings are to remain. The range style gas cooker is also to remain.

# Energy Performance Rate

# Council Tax Band

Currently E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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		

















**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.

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

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.

**Entry**

By mutual agreement

**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 for an appointment.