

Muir Cottage, Moniaive, DG3 4HH

Offers Over £150,000



Beautifully presented detached two bedroom bungalow in idyllic village of Moniaive. The property benefits from oil central heating, easily maintained gardens and off street parking. The village has a general store a garage and petrol station, 2 hotels, Italian restaurant, primary school and doctors surgery.



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Accommodation comprises entrance hallway with loft hatch which is floored with Velux window, cupboard housing electrics, doors to two bedrooms and living room. Bright living room with window to front and open fire with tiled hearth wooden mantle and brick surround. Rear hallway with doors to kitchen, shower room and garden. Fitted kitchen with a range of wall and base units and marble effect worktops, sink with mixer tap and left hand drainer and vegetable preparation, integrated electric oven with 4 ring gas hob, part tiled, window overlooking garden. Shower room with walk-in shower, W. C., wash hand basin and window to rear, built-in cupboard with shelves. Two double bedrooms one front facing with en-suite W. C. one to the rear with built-in wardrobe. Off street parking to the side to the property, the rear is a good size garden which is easily maintained, laid to stone with patio area, outside tap, shed and summerhouse.



Measurements (all approx.)

Entrance hall – 1.49m x 3.04m
 Rear Hall – 1.02m x 3.06m
 Bedroom 1 – 3.56m x 3.12m
 En-suite WC – 0.92m x 1.72m

Living Room – 3.45m x 4.76m
 Kitchen – 3.99m x 2.83m
 Bedroom 2 – 3.08 x 3.62m
 Shower Room – 1.49m x 5.16m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, walls and any other items are approximate and the responsibility to check for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown hereon are not intended to be guaranteed, as to their operability or suitability with the goods.
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