

The Stack Yard, Chapel Street, Moniaive, DG3 4EJ

Offers Over £260,000





Deceptively spacious and impressive detached three bedroom bungalow. Benefits from double glazing, off street parking, oil central heating, large garden and outbuilding. Situated in the beautiful village of Moniaive which has a garage and petrol station, shop, an Italian Restaurant, and a fantastic Primary school. Approximately 8miles to the east is a secondary school in Thornhill.





Entrance porch with fitted cupboard housing boiler. Window to the front. Door to hallway.
T-shaped hallway with doors to living room, kitchen, shower room, three bedrooms and bathroom. Door to garden. Loft hatch with Ramsey ladder.
Spacious bright lounge with three windows to the garden and patio doors. Wood burner with marble hearth and wooden mantel.
Large kitchen/dining room with fitted wall and base units. Sink and a half with mixer tap and left hand drainer. Part tiled. Window to garden.
Conservatory with door and windows to garden.





Shower room with walk-in shower. Window to front. Cupboard housing electrics.

Bedroom 1 with fitted wardrobes and drawers. Window to garden.

Bedroom 2 is a good size bedroom with fitted wardrobes, cupboards and drawers. Window to garden.

Master bedroom with en-suite and dressing room area. Two windows to Garden. Fitted wardrobes.

En-suite with shower, W. C. and wash hand basin with mixer tap. Window to garden. Part splashback.





Off Street parking to the side of the property. Large outbuilding with three separate rooms, power and lights. Could be used as a number of uses.
Beautifully laid wrap around garden laid to lawn, patio area and various plants and shrubs.
Off street parking with space for a couple of cars. Outside tap. Large shed.





Measurements (all approx.)(at longest & widest)

Entrance vestibule – 2.09m x 1.69m
Conservatory – 3.68m x 2.56m
Bedroom 2 – 4.16m x 3.07m
Bathroom – 2.50m x 1.75
Outbuilding –
Room 1 – 4.49m x 4.00m

Sitting Room – 7.03m x 4.62m
Shower Room – 1.90m x 1.48m
Master Bedroom – 5.67m x 3.57m

Kitchen – 4.59m x 4.36m
Bedroom 1 – 3.08m x 2.39m
En-suite – 2.45m x 1.92m

Room 2 – 4.91m x 3.44m

Room 3 – 4.55m x 2.25m





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.



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