



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**55 Pinewood Road**

MOSSTODLOCH, FOCHABERS, IV32 7JU



# THE LOCATION

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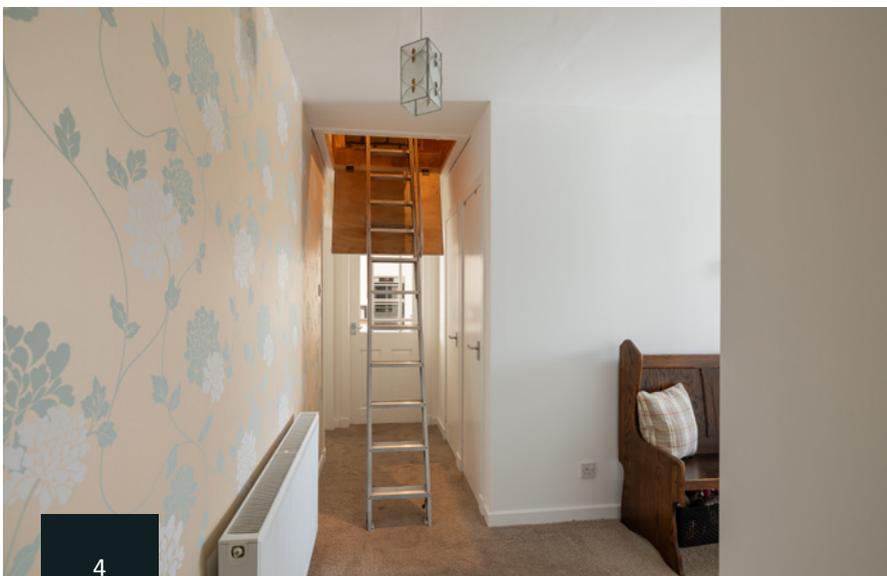
55 Pinewood Road is situated in a peaceful cul de sac of Mosstodloch which lies only eight miles east of Elgin and two miles west of Fochabers. The village is well known for being a welcoming and friendly community it was by-passed by the A96 in 2011 ensuring peace and quiet for its 1000+ residents.

Mosstodloch has a local primary school, petrol station and nearby woodland walks a good range of local amenities are available in nearby Fochabers (Home to Speyfest). The city of Elgin which is a short drive away is a cathedral city and is situated on the A96. Elgin provides all the facilities one would expect with modern-day living.

Excellent educational establishments are available locally including school and higher education along with the world-famous Gordonstoun School nearby. It boasts numerous leisure facilities including, health clubs, swimming pools and local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores can be found in and around the city.

Mosstodloch has easy access to the A96 which gives a direct route to Aberdeen which is fifty-nine miles to the east and forty-six miles from Inverness to the west.





# 55 PINWOOD ROAD

MOSSTODLOCH, FOCHABERS, IV32 7JU

McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this beautiful walk-in condition, three-bedroom detached bungalow located in a quiet cul de sac in the small village of Mosstodloch near Fochabers.

The accommodation comprises an entrance hallway with two storage cupboards leading to a modern ergonomic kitchen/diner. The kitchen is complete with an AEG induction hob and electric double oven, and dishwasher – all integrated with a standalone Fridge/Freezer plus space for a washing machine and tumble drier. An ingenious twin pull-out kidney shelf fully utilises the corner space. There is also a table for family dining and a door leading to a fully enclosed rear garden. Returning inside - the hallway accesses three double bedrooms (two with fitted wardrobes the third has a storage cupboard). Off the vestibule is a comfortable carpeted family lounge with a feature open fireplace. The family bathroom is laminate floored with a tiled splashback plus dual rainfall/spray shower over bath completes the accommodation.

The front garden has a comfortable four-car driveway leading to a large single garage which has been laid to chipped stone. The large rear garden is fully enclosed and is also laid to chipped stone and is a private space with minimal maintenance.

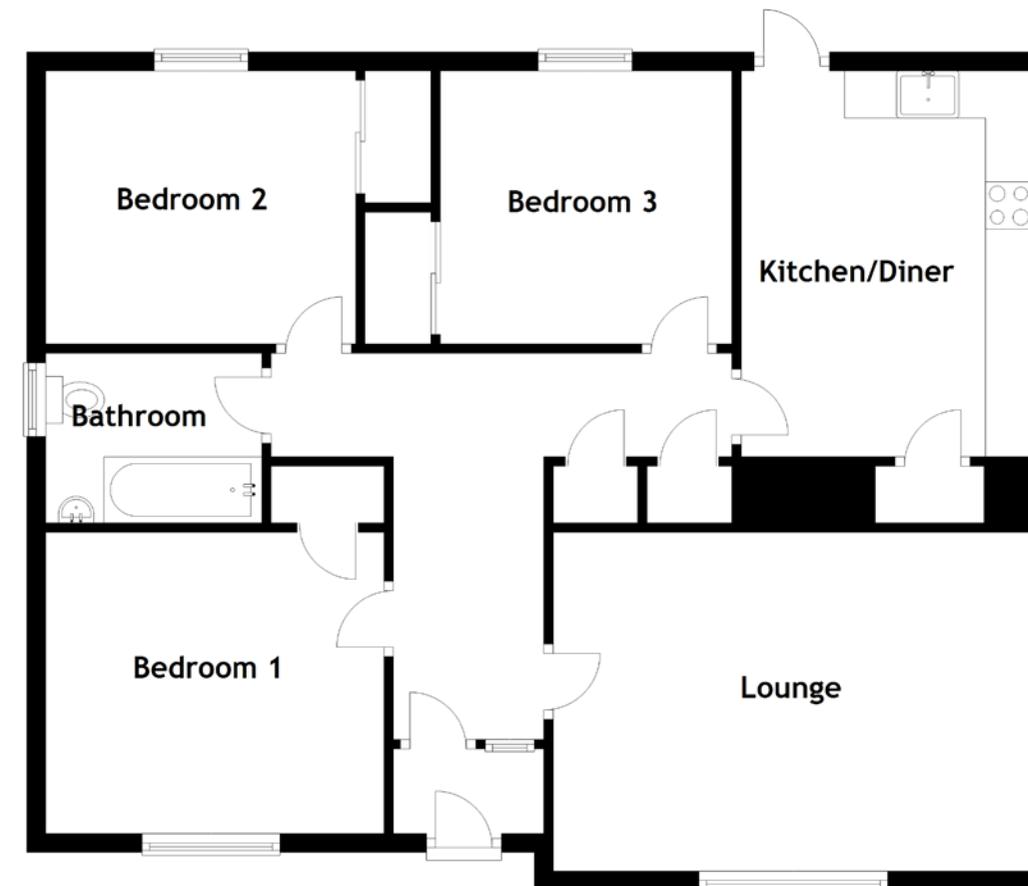
In addition to this, the loft is partially floored and offers excellent storage/development potential. The property benefits from modern gas-fired central heating (Combi boiler) and double-glazing. This fresh modern bungalow has been finished and maintained to the highest standards and sits at the end of a peaceful cul-de-sac it would make a wonderful family home or buy-to-let investment.





# SPECIFICATIONS & DETAILS

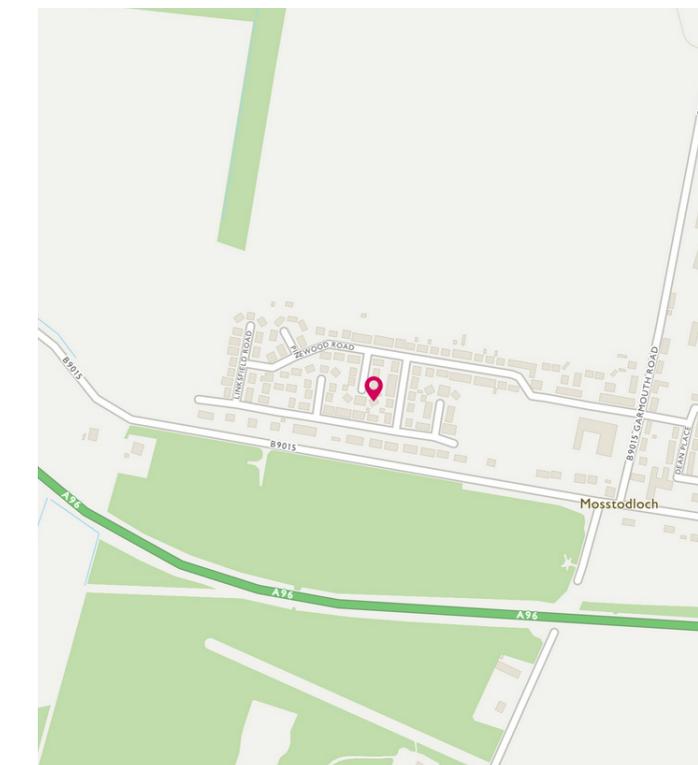
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.60m (11'10")
Kitchen/Diner	4.10m (13'5") x 3.10m (10'2")
Bedroom 1	3.60m (11'10") x 3.20m (10'6")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bedroom 3	3.10m (10'2") x 2.90m (9'6")
Bathroom	2.30m (7'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup> | EPC Rating: D





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