

3 Mains of Struthers, Kinloss, IV36 2BH



This immaculately presented modern four bedroom steading conversion was built by 'Tulloch of Cummingston' in 2010 and is located in a lovely semi-rural location.

STEADING CONVERSION

SEMI-RURAL LOCATION

WALK-IN CONDITION

FOUR DOUBLE BEDROOMS

CONSERVATORY

ZONED UNDERFLOOR HEATING

LARGE GARDEN TO REAR

DOUBLE GARAGE

COUNCIL TAX BAND: E

ENERGY EFFICIENCY RATING: C

F718

Offers In the
Region of
£305,000

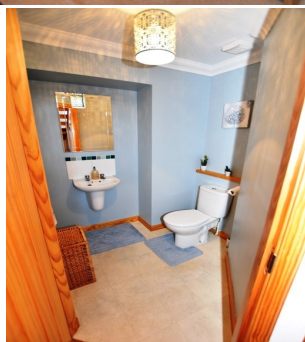


Situated in a semi-rural location this modern four bedroom steading conversion was built by 'Tulloch of Cummington' in 2010. The property benefits from double glazing and ground source heating.



The spacious and bright accommodation comprises: Entrance vestibule, Hallway, Lounge, Kitchen/Diner, Conservatory, W.C., Four Double Bedrooms (one en-suite), Family Bathroom, Double Garage, Private Parking and Gardens.

This is an attractive property and an internal viewing is highly recommended.





The property is entered via a vestibule with a door leading into the hall. Located off the hallway is the lounge which is dual aspect. This room is bright and airy. A WC and downstairs bedroom are located off the hallway.



The open plan kitchen/dining room is fitted with a bespoke Riverside kitchen and is large enough to accommodate a dining table. An open arch leads to the conservatory with Cathedral style ceiling and patio doors leading out to the BBQ and patio area. A yellow pine staircase leads to the first floor landing which in turn leads to three bedrooms including the master bedroom which has an en-suite and the family bathroom which also has a separate shower cubicle.



If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Kitchen / Dining 4.63m x 4.55m (15'2" x 14'9")
- Conservatory 3.10m x 3.60m (10'2" x 11'8")
- Lounge 4.63m x 4.33m (15'2" x 14'2")
- Bedroom 1 3.86m x 3.70m (12'6" x 12'1")
- Bedroom 2 3.93m x 2.78m (12'9" x 9'1")
- Bedroom 3 2.72m x 2.48m (8'9" x 8'2")
- Bedroom 4 3.36m x 3m (11' x 9'8")
- Bathroom 2.70m x 2m (8'6" x 6'6")
- En-Suite 2.51m x 1.91m (8'3" x 6'3")
- WC 1.85m x 1.78m (3'8" x 5'8")
- Utility 1.75m x 1.95m (5'7" x 6'4")
- Vestibule 1.92m x 1.98m (6'3" x 6'5")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.