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Binn View, South Road, Garmouth IV32 7LU



This detached three bedroom bungalow set in a quarter of an acre of wrap-around garden is situated in the village of Garmouth close to the River Spey, and would make an ideal family home, holiday home or retirement property.

**DETACHED BUNGALOW
THREE BEDROOMS
FLOORED LOFT
LARGE WRAP-AROUND GARDEN
DRIVEWAY
ATTACHED SINGLE GARAGE,
WORKSHOP, BLOCK-BUILT SHED
AND GREENHOUSE
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£240,000**

E914

This detached three bedroom bungalow is situated in a quarter of an acre of garden grounds in the heart of Garmouth, within walking distance of local amenities including a golf course, and close to the River Spey.

The accommodation comprises: Entrance vestibule, hallway, living room with dining area, kitchen, rear vestibule, three double bedrooms and a shower room. There is ladder access to the floored and partitioned attic space, which has the potential to be converted to additional rooms, subject to the necessary planning consents.

With a driveway, attached single garage and workshop, the property is set in a large, wrap-around garden with greenhouse and block-built shed.

Benefiting from oil-fired central heating and double glazing, this would make an ideal family home, holiday home or retirement property and a viewing is highly recommended.







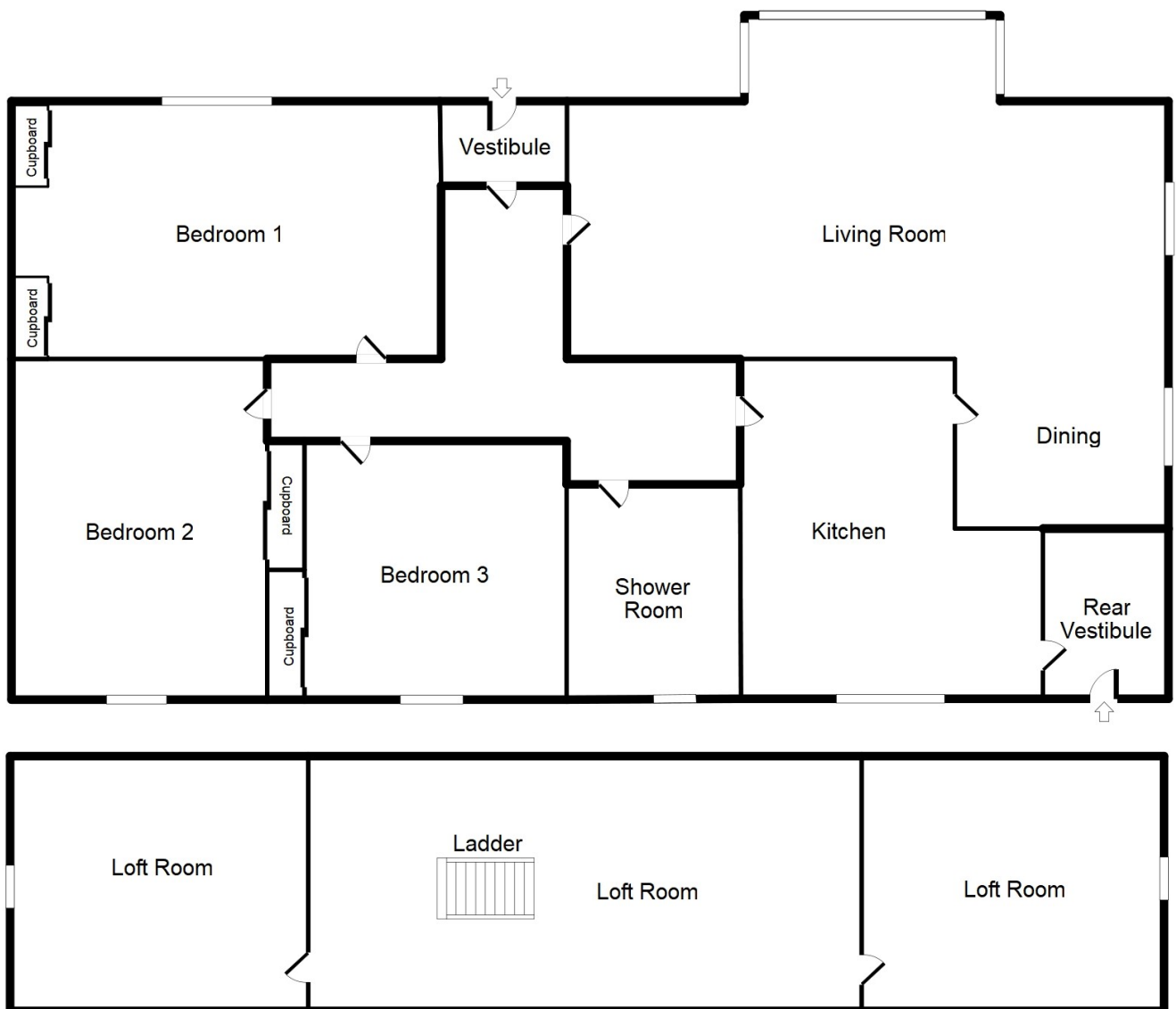






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Lounge 7.31m x 4.14m
- Dining 2.71m x 2.39m
- Kitchen 3.95m x 3.76m
- Rear Vestibule 1.53m x 1.44m
- Bedroom 1 4.36m x 3.18m
- Shower Room 2.58m x 1.83m
- Bedroom 2 4.27m x 2.60m
- Bedroom 3 3.12m x 2.79m
- Front Vestibule 1.40m x 1.07m



Please be advised these floorplans are not to scale and are for representational purposes only

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.