



**48 Birnie Place, Mosstodloch, IV32 7JW**

**Fixed asking price £90,000**



Semi-detached 2 bedroom house set in established residential area of the popular village of Mosstodloch. The property is need of some renovation but has tremendous potential. The accommodation comprises Lounge/Dining Room, Kitchen and Bathroom on the ground floor, with two double Bedrooms on the upper floor. Externally there is a Lean To/Sun Porch and gardens to the front and rear.

### Hallway

Laminate flooring, radiator, smoke detector, central heating control and pendant light. Window to the front. Doors to Lounge, Kitchen and Bathroom. Staircase to upper floor. Understair cupboard with coat hooks.

### Lounge/Dining Room 3.41m x 6.60m maximum measurements (11'2" x 21'8" maximum measurements)

The Lounge has a triple light fitting, fitted carpet, radiator and two windows to the front. Boarded up fireplace with wooden mantelpiece, tiled hearth and surround. Recessed shelving. Archway into Dining Room with radiator, pendant light and window to the rear.

### L-Shaped Kitchen 4.17m x 3.47m maximum measurements (13'8" x 11'5" maximum measurements)

In need of renovation but fitted at present with a range of cream base and wall mounted units and ample work surfaces. Pine panelling on the walls, triple light fitting and radiator. Door to:-

### Rear Hallway

Carpet tile flooring, ceiling light, doors to Storage Shed and Lean To/Sun Porch.

### Storage Shed 1.12m x 1.70m (3'8" x 5'7")

Shelving and pendant light.

### Bathroom 2.06m x 1.97m (6'9" x 6'6")

Fitted with three-piece white suite comprising bath, semi pedestal wash hand basin and WC with concealed cistern. Opaque window with venetian blind. Ceiling light and shaver point.

### Upper Floor

Carpeted staircase leads to the upper landing. Smoke detector, pendant light and hatch to loft space.

### Bedroom 1 2.76m x 3.61m (9'1" x 11'10")

Double Bedroom with Velux window to the rear. Built-in wardrobes fitted along one wall with mirrored doors hanging rails and shelf storage. Cupboard with shelving. Laminate flooring, radiator and pendant light.

### Bedroom 2 4.18m x 3.01m (13'9" x 9'11")

Double Bedroom with Velux window to the rear. Built in wardrobe with hanging rail and shelf. Laminate flooring, radiator and quadruple light fitting.

### Lean To/Sun Porch 6.44m x 2.27m (21'2" x 7'5")

Door from the Rear Hallway. Windows and door to the rear garden.

### Outside

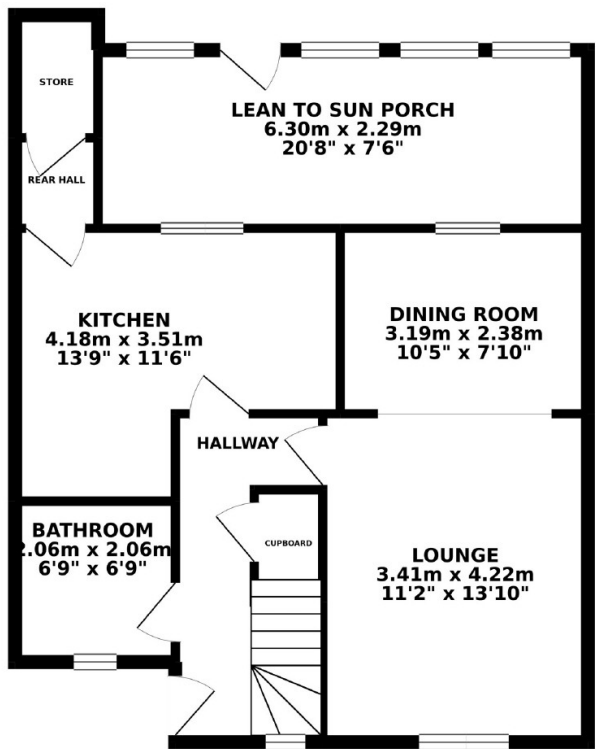
The garden to the front is laid in stone chippings and has some with mature shrubs. Rear garden is bounded by a wooden fence, has paved paths, mature shrubs and a large wooden workshop.

### Fixtures and Fittings

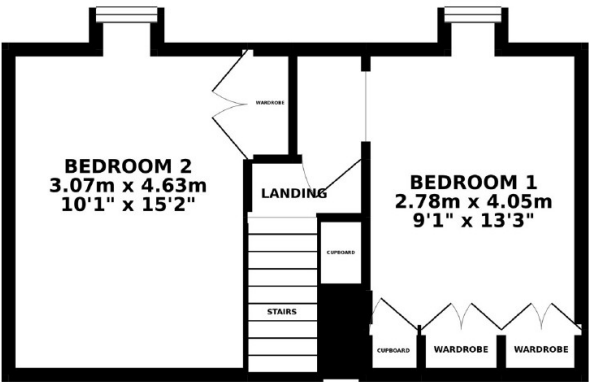
All floor coverings and light fittings are included in the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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