



**Harper
Macleod LLP**
Estate Agents & Solicitors



80 Mossmill Park, Fochabers, IV32 7JY

Offers over £145,000

**** CLOSING DATE SET FOR MONDAY 5TH OCTOBER 2026 AT 12 NOON**** Terraced bungalow set on a quiet street in a well-established residential area of Mosstodloch. The accommodation comprises entrance hallway, lounge, kitchen, 2 bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, good-sized rear garden, off-street parking and a single garage.

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Entrance Hallway

Front door; wall cupboard houses the fuse box and electric meter; vinyl flooring; ceiling light fitting; storage cupboard.

Lounge

14'5" x 9'8" (4.41m x 2.96m)

Patio doors to the rear garden; feature fireplace with electric fire; vinyl flooring; inset ceiling spotlights.

Kitchen

11'6" x 6'5" (3.53m x 1.96m)

Window to rear; fitted kitchen; built-in oven; integrated gas hob and hood; sink; space for fridge freezer; plumbing and space for washing machine; vinyl flooring; ceiling light fittings.

Bedroom 1

14'5" x 9'9" (4.40m x 2.98m)

Windows to front and rear; fitted carpet; ceiling light fitting.

Bedroom 2

13'6" x 7'8" (4.12m x 2.35m)

Window to front; fitted carpet; ceiling light fitting; built-in double wardrobe with hatch to loft space leading to a partially floored loft.

Bathroom

10'5" x 6'1" (3.20m x 1.86m)

Frosted window to rear; vanity mounted sink; WC & P-shaped bath with electric shower over; vanity unit; wall mounted towel radiator; ; tiled flooring; inset ceiling spotlights.

Garage

Single garage with an up and over door and driveway providing off-street parking.

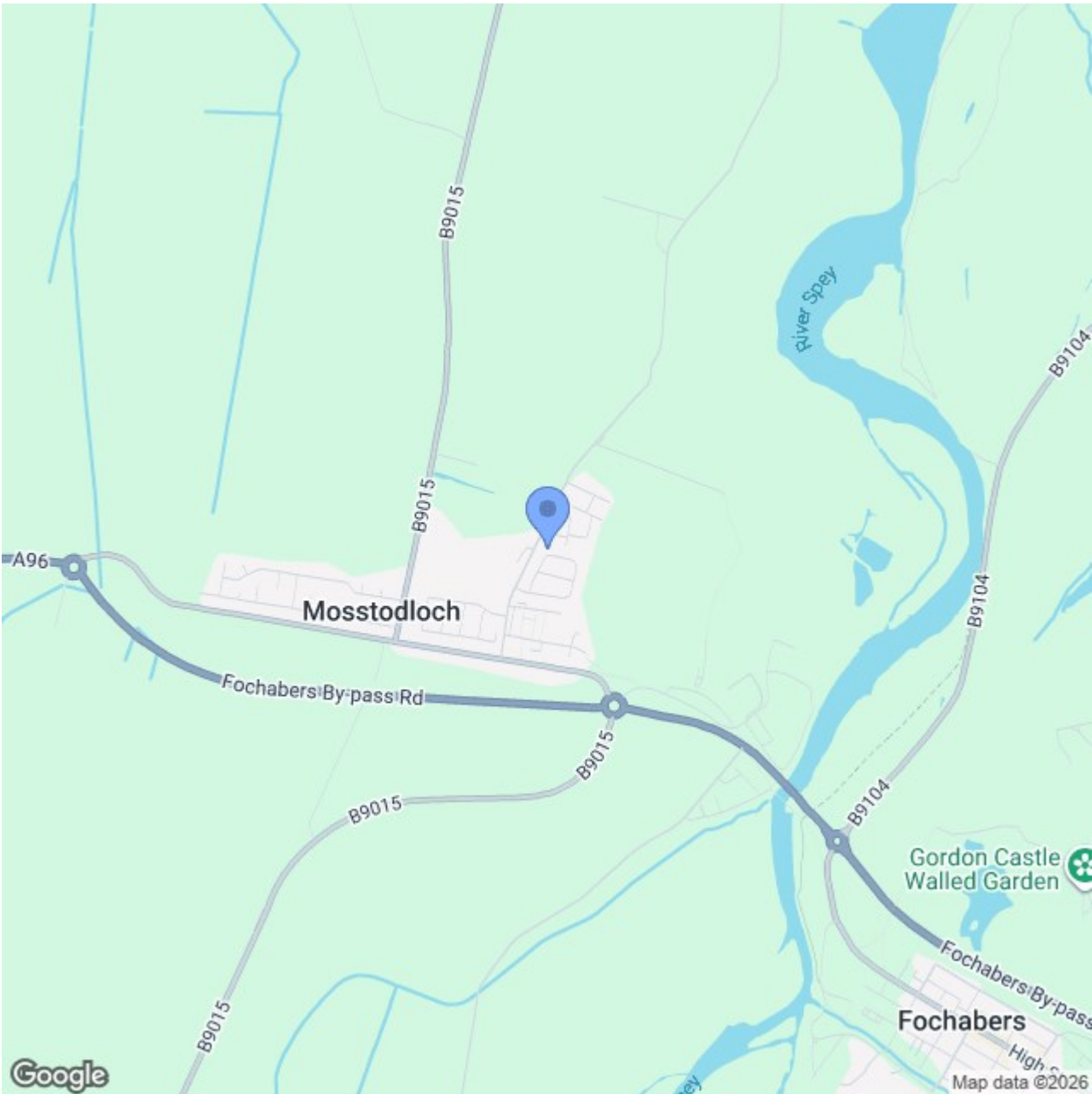
Outside

The property benefits from a fully enclosed child and pet friendly rear garden laid to lawn with mature and established trees and shrubs. There is a summerhouse, patio area and a rotary clothes dryer. The front and side are laid in slabs and chipped stones.

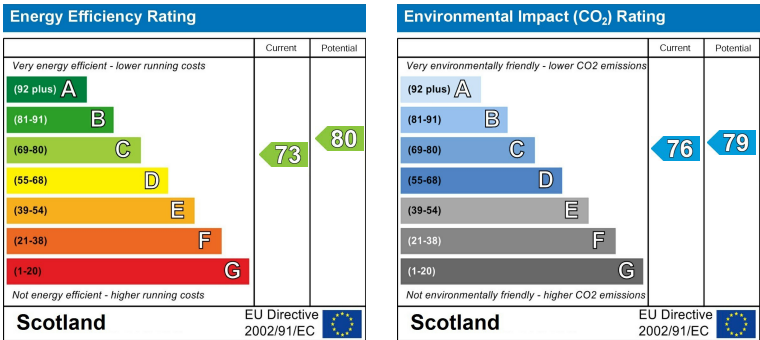
Notes

Included in the asking price are all carpets and fitted floor coverings; all light fittings, curtains and curtain poles and all bathroom fittings.

Area Map



Energy Efficiency Graph



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