



Waterside Cottage, Mundole, IV36 2TA



A lovely traditional stone built 3-bedroom property offering spacious and versatile accommodation, including a lounge with feature fireplace, second reception/dining room, large kitchen/diner, utility room, 2 double bedrooms, family bathroom and first-floor bedroom with en-suite shower room and excellent eaves storage.

Externally, the property benefits from beautifully maintained gardens, paved seating areas, greenhouse and sheds, with a surrounding outlook towards the adjoining farmland. A single garage and driveway parking for two vehicles, with potential for additional parking, complete the property.

An attractive and versatile home enjoying generous living space, excellent outdoor areas and pleasant countryside surroundings.

An internal viewing is strongly recommended.

EPC Rating Band "E"

OFFERS OVER £255,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

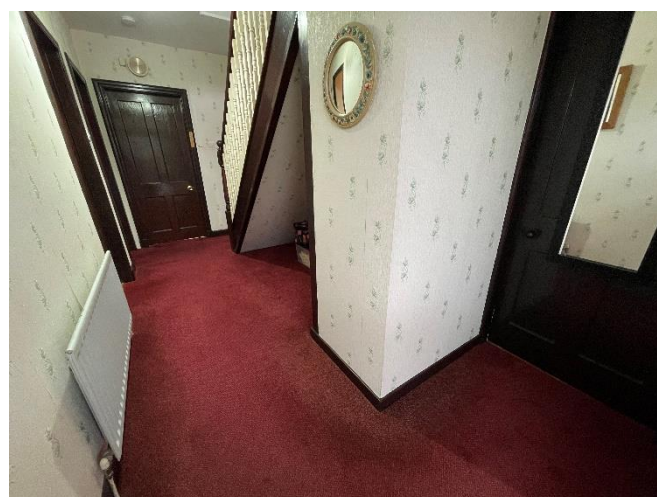
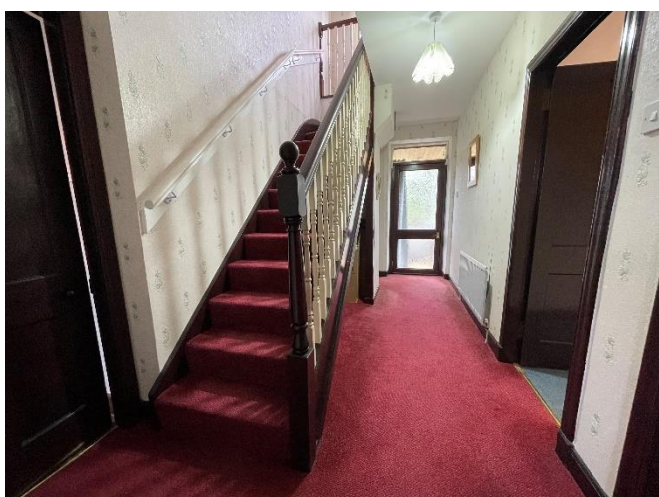
Entrance Conservatory/Porch – 4'9" x 7'10" (1.43m x 2.38m)

The property is approached via a secure entrance door featuring a double-glazed inset panel and security chain, opening into a charming conservatory-style porch. The porch benefits from large, double-glazed windows to the front and side aspects, wood-lined walls and a pendant light fitting. A further door with two obscure glazed panels leads into the hallway, with an overhead glazed window allowing natural light through.



Hallway – 16'8" x 3'8" (5.08m x 1.11m) plus understairs space

A welcoming hallway provides access to the principal ground-floor accommodation and features a pendant light fitting, smoke alarm, carpeted flooring, single radiator and wall-mounted bell chime. The staircase rises to the first-floor accommodation, with useful open understairs storage. Doors lead to the lounge, second sitting/dining room, two bedrooms and bathroom.



Bathroom – 6'5" x 8'7" (1.94m x 2.61m)

The bathroom is fitted with a low-level WC, vanity wash hand basin with chrome mixer tap, wall-mounted mirror and illuminated flyover incorporating recessed lighting and a shaver point. A jacuzzi shower bath with chrome mixer tap is complemented by a mains-operated shower and glazed shower screen. The bath area features full-height tiling, with mid-height tiling to the remaining walls, together with tiled flooring and wood-lined ceiling. Additional features include a double radiator, chrome heated towel rail, pendant light fitting and an obscure double-glazed rear window with roller blind.

Lounge – 12'1" x 13'10" (3.68m x 4.21m)

A well-proportioned front-facing lounge featuring a pendant light fitting, double radiator, carpeted flooring and a range of double power sockets. A recessed alcove incorporates built-in cupboard and shelving, fronted by attractive glass sliding doors. The focal point of the room is the fireplace with tiled hearth and surround. A double-glazed window with vertical blinds and curtain pole overlooks the front aspect, while a picture rail adds character to the room.



Sitting Room/Dining Room – 12'3" x 13'10" (3.73m x 4.21m)

A versatile second reception room which can be used as either a sitting room or dining room. Positioned to the rear of the property, the room enjoys views across the rear garden and onwards towards the rolling countryside.

The room features a pendant light fitting operated by a dimmer switch, papered ceiling, picture rail, carpeted flooring, TV and various power points, together with a double radiator, BT point and thermostat control. Double-glazed windows overlook the rear aspect and are dressed with hanging voile curtains, curtain pole and curtains.

The focal point is the media unit, featuring a stone surround, timber shelving and inset marble hearth. Doors provide access to the hallway and kitchen.



Utility Room – 9'6" x 6'4" (2.89m x 1.92m)

A practical utility room fitted with two double base units beneath a roll-top work surface, with ceramic tiled splashback. There is under-counter space for a washing machine, together with a stainless-steel sink, two chrome taps and drainer. The room further benefits from a double radiator, pendant light fitting, wall-mounted coat hooks, two single power points and laminate flooring. A double-glazed window with roller blind and curtain pole overlooks the rear aspect. A secure door with two obscure glazed panels provides access to the side of the property, while a multi-panel glazed door leads into the kitchen.



Kitchen/Diner – 24'3" x 9'6" (7.37m x 2.89m)

A generous kitchen/diner extending to over 24 feet in length. The kitchen area is fitted with a range of wall-mounted cabinets, some incorporating under-unit lighting, along with two illuminated glass display cabinets and ceramic tiled splashbacks.

Integrated appliances include an eye-level electric oven and 1½-bowl stainless-steel sink with chrome mixer tap and drainer. There is under-counter space for a freezer and dishwasher, together with further space for an upright fridge freezer which are included in the sale. A Hotpoint electric hob is positioned beneath a built-in extractor hood.

The kitchen area features laminate flooring, four-bulb strip light fitting, double-glazed side window with roller blind, double radiator and central heating control panel.

The adjoining dining area benefits from a further four-bulb ceiling light fitting, carpeted flooring, large double radiator, TV, BT point and various power sockets. A double-glazed window with roller blind and curtain pole overlooks the front aspect.





Bedroom 2 – 12'2" x 10'5" (3.71m x 3.17m)

A spacious double bedroom positioned to the front of the property, featuring a pendant light fitting, smoke alarm, picture rail, carpeted flooring, TV and various power points, together with a double radiator. A recessed alcove incorporates useful shelving for storage, while the double-glazed window with vertical blinds enjoys views towards the front aspect.



Bedroom 3 – 12'3" x 10'6" (3.73m x 3.20m)

A further well-proportioned double bedroom overlooking the rear aspect. The room benefits from a pendant light fitting, picture rail, carpeted flooring and various power points. A recessed alcove provides additional shelving and storage, complemented by a single radiator. The double-glazed rear window is fitted with Venetian blinds and a curtain pole.



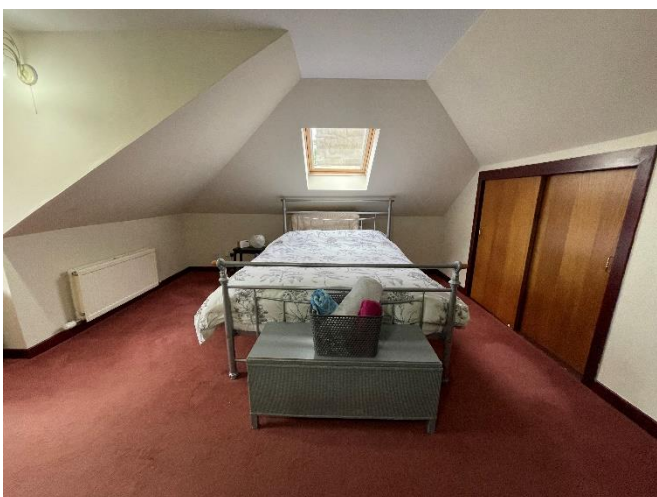
Staircase & Landing – 6'6" x 4'11" (1.97m x 1.48m)

A carpeted staircase with wall-mounted handrail and painted balustrade and spindles leads to the first floor. The landing benefits from a smoke alarm, carpeted flooring, pendant light fitting and a double-glazed window with curtain pole and hanging voile curtains.

Master Bedroom – 17'8" x 12'5" (5.38m x 3.78m) plus recessed window

An impressive and generously proportioned double bedroom occupying the first floor, with two wall-mounted light fittings, carpeted flooring and double radiator. A uPVC double-glazed window overlooks the front aspect, complemented by a further Velux double-glazed window providing views towards the side aspect.

The room offers excellent storage, with two built-in cupboards positioned within the eaves and fronted by wooden sliding doors, providing shelved storage. A further full-height cupboard incorporates a hanging rail. The bedroom also benefits from TV and various power points, with a door leading to the en-suite shower room.



En-Suite Shower Room – 8'8" x 5'8" (2.64m x 1.72m)

The en-suite comprises a low-level WC, pedestal wash hand basin with chrome taps and a walk-in shower enclosure with mains-operated shower, shower tray and glass shower screen door. The walls are fully tiled and there is a partial ceramic-tiled splashback to the built-in shelving area. Further features include vinyl flooring, single radiator, extractor fan and double-glazed Velux window overlooking the side aspect. A cupboard provides useful access into the eaves.



Shed – 4'1" x 11'9" (1.23m x 3.57m)

An external shed currently used as a bin store, featuring a concrete floor, painted breeze-block walls, double power socket, strip light fitting, shelving and a double-glazed window. Two side obscure safety-glass windows provide additional natural light.

Driveway & Garage – 20'1" x 11'10" (6.12m x 3.60m)

A single garage benefits from an electric Garamatic door to the front, breeze-block construction and concrete base. Double-glazed windows overlook the side aspects and a separate service door provides additional access.

The garage is equipped with two strip light fittings, a further pendant light fitting and a separate fuse box, together with a useful workbench to the rear.

To the front, a combination of tarmac and stone chippings provides off-road parking for two vehicles. A further area to the side of the garage, accessed via a secure gate, could provide additional parking if required.



Gardens

The property is complemented by beautifully maintained gardens to both the front and rear.

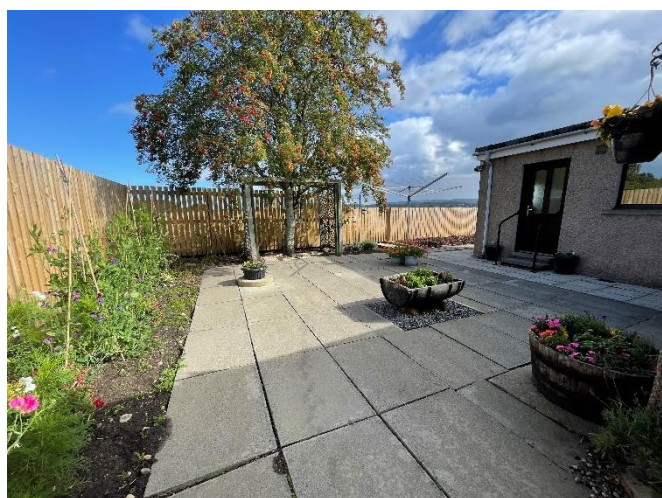
The front garden is attractively landscaped, with two areas of lawn positioned either side of the main pathway leading to the front door. A variety of established flowers, shrubs, roses and trees are neatly arranged around the perimeter walls and lawned areas.

Decorative pathways extend around both sides of the property, with secure timber and trellis fencing providing privacy and separation. The pathway to the opposite side leads towards the garage.

Behind the garage is a substantial paved patio area with rotary dryer, outside tap and access to the timber shed. An established tree sits within a pergola-style fence, while planted borders containing an array of flowers complement the newer timber fencing. A secure gate provides access onto the adjoining farmland.

Further paved pathways lead around to the rear garden, where there is an additional outside tap. The rear garden also incorporates areas finished with bark, the external boiler and oil tank, together with a decorative patio area laid with stone chippings. A further timber shed and greenhouse occupy the far corner.

The side garden includes additional areas of lawn and a dedicated seating area, providing a variety of attractive and versatile outdoor spaces.





Note 1 – All floor coverings, light fittings, integrated appliances, freestanding white goods, curtains and blinds are included in the sale.

Council Tax Band “E”

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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