

Tiriodh  
Lein Road  
Kingston  
IV32 7NW



**Offers Over £250,000**

Located in the small coastal village of Kingston is this roomy 4 Bedroom Detached Bungalow which has an attractive southerly outlook across the neighbouring farm / marshland.

### **Features**

4 Bedroom Detached Bungalow

Attractive rear outlook and southerly facing rear garden

Coastal Hamlet location

Walking distance of Kingston's beaches and nature reserve

Double Glazing

Oil Central Heating

Own Driveway providing parking for 3-4 vehicles

Double Length Garage measuring 30ft deep

**Located in the small coastal village of Kingston is this roomy 4 Bedroom Detached Bungalow which has an attractive southerly outlook across the neighbouring farm / marshland.**

**Accommodation comprises an Entrance Vestibule, an Inner Hallway, Lounge with wood burning stove, a spacious Kitchen / Diner, Utility Room and separate W.C Cloakroom. The accommodation continues further with 4 Bedrooms and a Bathroom.**

**Access to the Property is via a uPVC part panelled front door with double glazed window which leads into an Entrance Vestibule.**

**Lounge – 19’11” (6.07) x 13’5” (4.08)**

A twin aspect and southerly facing room comprising a double glazed window to the rear and double glazed double doors to the side

A wood burning stove to one corner

2 double radiators

Fitted carpet

**Kitchen / Diner – 25’10” (7.87) x 10’3” (3.12)**

A spacious kitchen comprising 2 ceiling light fittings and 2 wall mounted fittings

2 double glazed windows to the side aspect

Double radiator

A range of wall mounted cupboards and fitted base units with grey high gloss finish doors

1 ½ style sink with drainer and mixer tap

Range style lpg gas cooker

Space to accommodate a dishwasher and an American style fridge/freezer

Laminate flooring

**Utility Room – 7’1” (2.15) max x 5’9” (1.75) max**

Ceiling light fitting

Double glazed window to the side

Worcester oil fired boiler

Space to accommodate a washing machine and tumble dryer

Vinyl flooring

**W.C Cloakroom**

Ceiling light fitting

Double glazed window to the side

Wash hand basin and press flush W.C

Wet wall finish to the walls

Laminate flooring

**Inner Hallway**

Ceiling light fitting

Loft access hatch with Ramsey ladder leads to a spacious floored attic space fitted with lighting

A fitted double storage cupboard with shelf space within and a further built-in storage cupboard at the far end of the hallway

2 double radiators

Laminate flooring

A uPVC part panelled door with double glazed window leads out to the Garden

**Bedroom One – 11'6" (3.50) x 11'9" (3.57)**

Ceiling light fitting  
Double glazed window to the rear  
Double radiator  
Laminate flooring

**Bedroom Two – 10'1" (3.07) x 9'7" (2.91)**

Ceiling light fitting  
Double glazed window to the front  
Double radiator  
Laminate flooring

**Bedroom Three – 9'6" (2.89) x 9'6" (2.89)**

Ceiling light fitting  
Double glazed window to the front  
Single radiator  
Laminate flooring

**Bedroom Four – 11'5" (3.47) x 6'11" (2.10)**

Ceiling light fitting  
Double glazed window to the rear  
Single radiator  
Laminate flooring

**Bathroom – 9'8" (2.94) max x 7'2" (2.18) max**

Ceiling light fitting  
Double glazed window to the front  
Double radiator  
Shower cubicle with mains shower and wet wall finish within  
Bath with telephone style mixer tap and shower fitting  
Wash hand basin and press flush W.C  
Vinyl flooring

**Garden**

A sunny rear garden benefiting from a southerly aspect and with an attractive outlook across the neighbouring farmland / marshland.  
Commencing with a good-sized paved seating area with the remainder of the garden mostly laid to lawn  
2 sheds are located to one side, one is metal and the other is a plastic garden shed  
A rear door leads directly into the Garage

**Driveway and Garage**

A double length garage measuring 30ft deep is fitted with both power and lighting  
Up and over door to the front and a single glazed window at the rear  
The driveway is double gated at the front and provides parking for 3-4 vehicles

**Note 1**

**All light fittings, floor coverings, blinds and range cooker are to remain.**

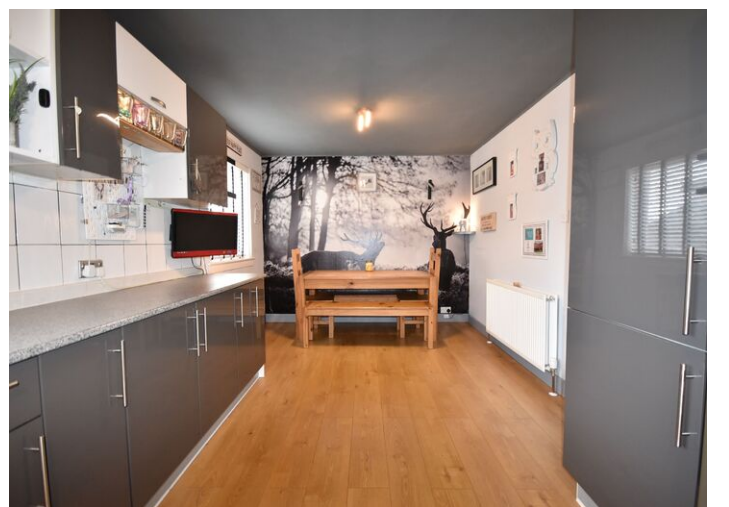
# Energy Performance Rate

# Council Tax Band

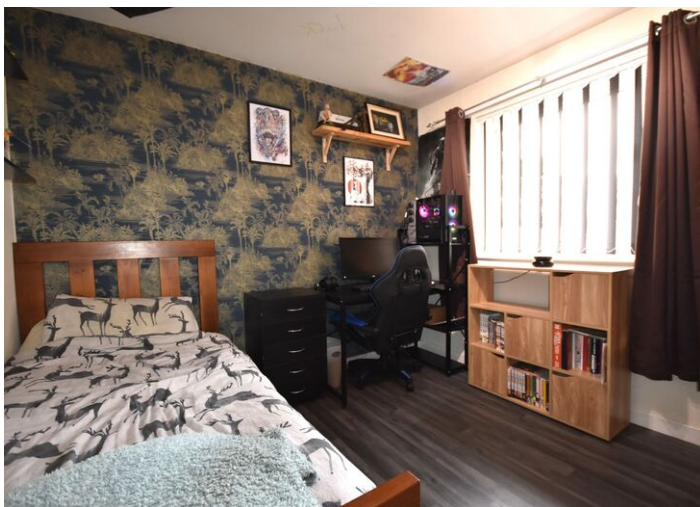
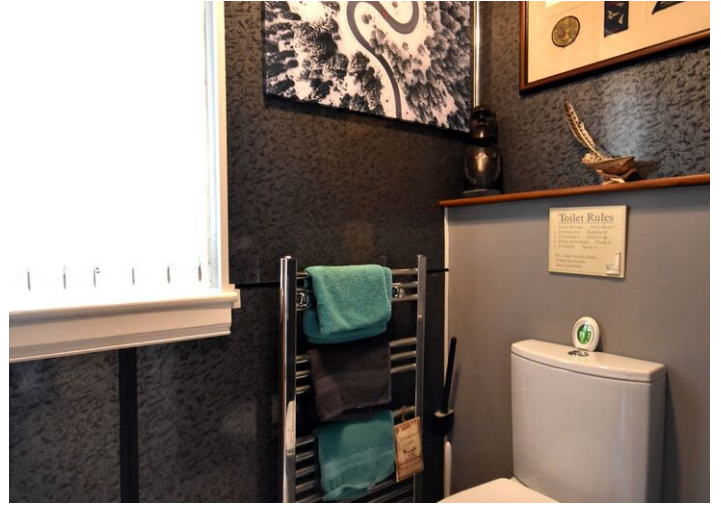
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		















### **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.

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

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.

### **Entry**

By mutual agreement

### **Offers**

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

### **FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.