



## 4 Rannoche Close, Crossgar, BT30 9DU

**Asking price £179,950**

SIMPLEA BODE are delighted to bring to the market this excellent three bedroom semi-detached chalet centrally located within Crossgar. Comprising three bedrooms, cosy living room with wood burning stove, separate dining room, modern kitchen and family bathroom with bath and electric shower. The property has been extended with a lovely sunroom added at the rear.

Outside is off street parking for multiple vehicles as well as a private garden with outbuilding and garden shed.

Rannoche Close is a quiet development in Crossgar and is within close proximity to the towns various amenities including shops, cafes, bus links and reputable schools. Crossgar Golf Club is nearby and offers a lovely 9-hole course with beautiful views of the surrounding area.

Early viewing is highly recommended.

# 4 Rannoche Close, Crossgar, BT30 9DU

Asking price £179,950



- Semi-Detached Chalet
- Conservatory
- Private Garden
- Three Bedroom
- Modern Kitchen
- Off Street Parking
- Two Receptions
- Downstairs Bedroom

## DOWNSTAIRS

### Hallway

15'06 x 5'09 (4.72m x 1.75m)

Understair storage

### Living Room

12'04 x 10'00 (3.76m x 3.05m)

Wood burning stove

### Dining

11'00 x 10'00 (3.35m x 3.05m)

### Kitchen

10'00 x 10'04 (3.05m x 3.15m)

High/low units with integrated fridge/freezer. Extractor. Tiled flooring.

### Conservatory

9'03 x 9'04 (2.82m x 2.84m)

### Bathroom

Low flush WC, pedestal wash basin, bath with overhead electric shower

## Bedroom Three

11'03 x 8'08 (3.43m x 2.64m)

## UPSTAIRS

### Landing

Hotpress and built in storage

### Bedroom One

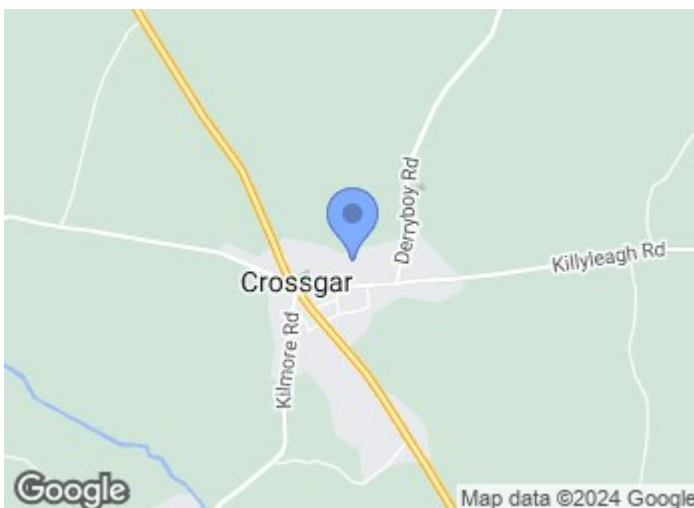
11'00 x 10'04 (3.35m x 3.15m)

### Bedroom Two

11'04 x 10'04 (3.45m x 3.15m)

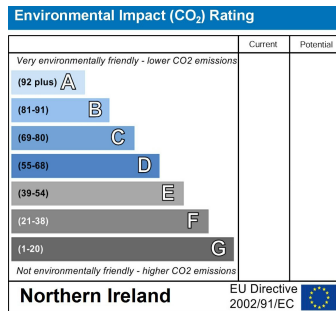
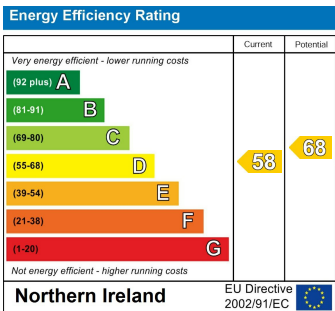
## OUTSIDE

Off street parking, private rear garden with outbuilding.



Tel: 02844898048





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.