



**Harper
Macleod LLP**
Estate Agents & Solicitors



12 Bishops Court, Lossiemouth, IV31 6TL
Offers over £160,000

Modern semi-detached 2 bedroom house nestled in a quiet and peaceful cul-de-sac location. The accommodation is set over 2 floors and comprises front hall, lounge, dining kitchen, 2 bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, fully enclosed rear garden and a driveway providing off-street parking.

ENTRANCE HALL

Wooden and glazed entrance door; vinyl flooring; inset ceiling spotlights.

LOUNGE

13'9" x 10'6" (4.21m x 3.21m)

Windows to front; vinyl flooring; ceiling light fitting.

DINING KITCHEN

13'8" x 9'10" (4.18m x 3m)

Fitted kitchen; integrated hob and hood; sink; built in oven; integrated dishwasher, washing machine and fridge freezer; built-in storage cupboard with light fitting houses the fuse box; wooden and glazed rear door; vinyl flooring; inset ceiling spotlights.

STAIRCASE AND LANDING

Fitted carpet; window to side; ceiling light fitting; access hatch with Ramsay ladder which leads to a partially floored loft with light fitting.

BEDROOM 1

11'1" x 10'6" (3.38m x 3.21m)

Window to front; 2 built-in storage cupboards; built-in mirrored double wardrobe; fitted carpet; ceiling light fitting.

BATHROOM

Frosted window to rear; WC and vanity mounted sink; bath with mains shower over; wall mounted towel radiator; anti-slip vinyl flooring; inset ceiling spotlights.

BEDROOM 2

9'10" x 8'6" (3m x 2.60m)

Window to rear; fitted carpet; ceiling light fitting.

OUTSIDE

The garden to the front has an area of lawn and a driveway to accommodate two vehicles. The fully enclosed rear garden is partly laid to lawn with a low maintenance area laid in grey slate chippings. There are mature shrubs, a patio area, rotary dryer and a garden shed.

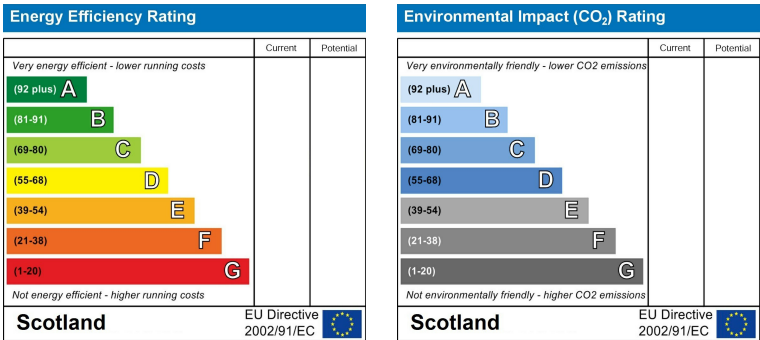
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all curtains and curtain poles, all bathroom fittings; the built-in electric oven, hob, hood, built-in washing machine and integrated dishwasher and fridge freezer in the kitchen.

Area Map



Energy Efficiency Graph



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.