



**Harper
Macleod LLP**
Estate Agents & Solicitors



35 King Street, Lossiemouth, IV31 6PL

Offers over £180,000

Deceptively spacious end-terraced house situated in the popular Coastal town of Lossiemouth. The accommodation comprises entrance hallway, lounge, family room, kitchen, two double bedrooms, a family bathroom & two attic rooms. The property further benefits from double glazing, gas central heating, walled roof terrace and enclosed rear garden.

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ENTRANCE HALLWAY

UPVC & glazed door, wood effect flooring, ceiling light fitting.

LOUNGE

15'11" x 10'8" (4.87m x 3.27m)



Window to front, feature fireplace with gas fire, wood effect flooring, ceiling light fitting.

FAMILY ROOM/DINING ROOM

18'8" x 13'6" (5.69m x 4.12m)



Large picture window & French doors to the rear garden, plumbing & space for washing machine & tumble dryer, wood effect flooring, ceiling light fitting.

KITCHEN

8'5" x 9'1" (2.59m x 2.77m)



Internal room, range of base & wall units, built-in single electric oven, 4 ring gas hob & hood, integrated dishwasher, built-in larder, wood effect flooring, ceiling light fitting.

STAIRCASE & LANDING



Window to front, fitted carpet, two ceiling light fittings, staircase to the attic rooms.



BEDROOM 1

16'2" x 10'10" (4.94m x 3.32m)



Window to front, wood effect flooring, ceiling light fitting.

DRESSING ROOM/STUDY

8'9" x 6'2" (2.69m x 1.88m)



UPVC & glazed door leading to the walled roof terrace, triple built-in wardrobes, wood effect flooring, ceiling light fitting.

BEDROOM 2

14'9" x 11'5" (4.50m x 3.50m)



Window to front, range of built-in wardrobes, wood effect flooring, ceiling light fitting

BATHROOM

12'3" x 9'3" (3.74m x 2.82m)



Window to rear, vanity mounted sink, WC, bidet, corner bath & shower cubicle with mains shower, built-in storage cupboard, wood effect flooring, ceiling light fitting.

ATTIC ROOM 1



Velux window to rear, wood effect flooring, ceiling light fitting.

ATTIC ROOM 2



Velux windows to front & rear, wood effect flooring, ceiling light fitting.

OUTSIDE

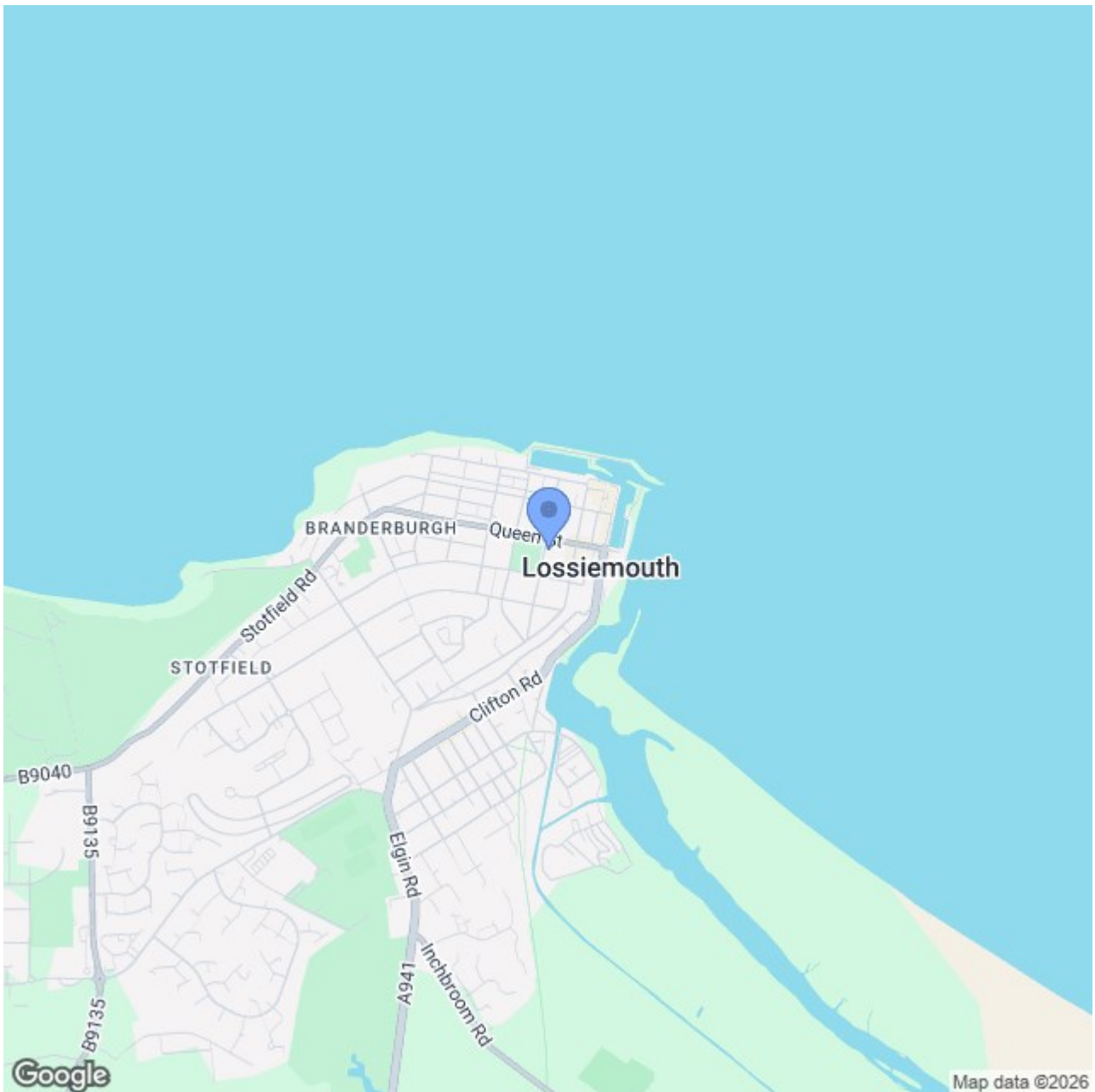


The rear garden is fully enclosed with a Patio area, area of lawn, and bordered with mature shrubs.

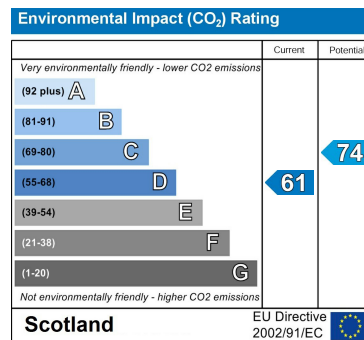
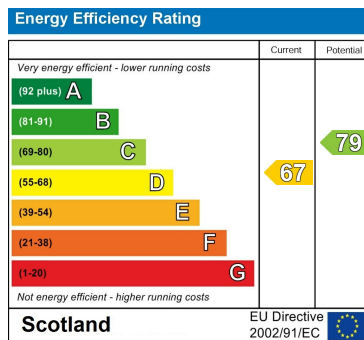
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven, hob, hood & integrated dishwasher in the kitchen.

Area Map



Energy Efficiency Graph



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