



**Harper
Macleod LLP**
Estate Agents & Solicitors



7 Kinneddar Street, Lossiemouth, IV31 6PW

Offers over £280,000

Traditional detached house situated in the heart of the popular coastal town of Lossiemouth & a short walk to the esplanade, harbour & the two famous beaches. With a fully enclosed immaculately tended garden and a great deal of off-street parking this really is a hidden gem. The property which is in excellent order throughout further benefits from double glazing, gas central heating, substantial garden, spacious garage & a good size driveway.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 Email: propertyshop.elgin@harpersmacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY

Composite & glazed entrance door, fitted carpet, inset ceiling spotlights.

LOUNGE

15'3" x 11'2" (4.65m x 3.41m)

Double aspect to front & rear, two shelved recess' with cupboards below, wall mounted electric fire, fitted carpet, ceiling light fitting.

GROUND FLOOR BEDROOM

15'2" x 11'8" (4.63m x 3.57m)

Double aspect to front & side, recess with cupboard below, fitted carpet, ceiling light fitting.

DINING KITCHEN

16'2" x 11'1" (4.94m x 3.39m)

Window to rear, fitted kitchen in cream wood effect, built-in Neff slide & hide electric oven, induction hob & hood, integrated washing machine & fridge freezer, built-in storage cupboard, vinyl flooring, inset ceiling spotlights.

STAIRCASE & LANDING

16'0" x 9'1" (4.88m x 2.77m)

Sky light window to front, range of base units & work top providing ample storage, fitted carpet, inset ceiling spotlights; hatch to the loft space.

BEDROOM 2

15'1" x 11'8" (4.62m x 3.57m)

Dormer window to front, spacious walk-in wardrobe housing the gas central heating boiler, fitted carpet, inset ceiling spotlights.

BEDROOM 3

15'3" x 11'3" (4.67m x 3.45m)

Dormer window to front and Velux window to rear; spacious walk-in wardrobe; fitted carpet, inset ceiling spotlights.

BATHROOM

7'11" x 6'11" (2.43m x 2.11m)

Window to rear, vanity mounted sink & WC, bath with mains shower over, ceramic tile flooring with electric under floor heating, inset ceiling spotlights, chrome towel radiator.

GARAGE & STORAGE AREA

Electric up & over door, storage area with personnel door to the rear, power & light.

OUTSIDE

Fully enclosed & immaculately tended garden with good expanse of lawn bordered by mature planted borders, shrubs

& trees . A substantial driveway provides a good deal of off-street parking.

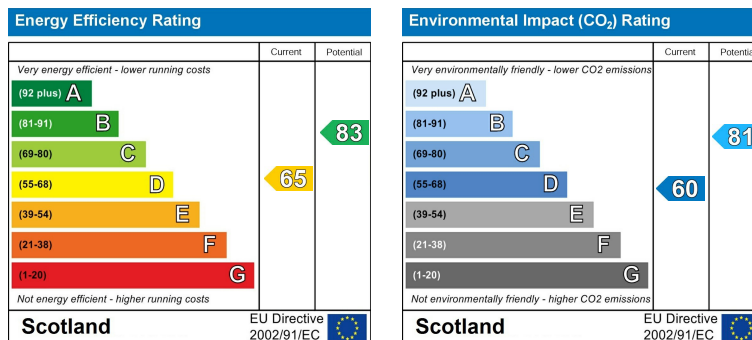
NOTES

Included in the asking price are all carpets and fitted floor coverings , all light fittings, all bathroom fittings, the oven hob & hood, integrated washing machine & fridge freezer in the kitchen.

Area Map



Energy Efficiency Graph



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