



**St. Lucia Tullochs Lane, Lossiemouth, IV31 6QY**  
**Offers over £170,000**

Semi-detached two bedroom bungalow situated in the popular coastal village of Lossiemouth and within walking distance of the west beach and Moray golf club. The accommodation comprises entrance hallway, lounge, kitchen, two bedrooms and a bathroom. The property further benefits from double glazing, electric heating, garage and garden.

**ENTRANCE HALLWAY**  
9'0" x 4'9" (2.76m x 1.46m)



uPVC and glazed door; built-in cupboard housing the electric consumer units; fitted carpet; ceiling light fitting; hatch to the loft space.

**LOUNGE**  
18'4" x13'3" (5.60m x4.06m)



Window to front with range of cupboards below; feature fireplace with electric fire; shelved recess with cupboard below; fitted carpet; ceiling light fitting.

**KITCHEN**  
11'5" x 9'0" (3.50m x 2.75m)



Double aspect to front and side; fitted kitchen; double built-in electric oven; hob and hood; Indesit plumbed in washing machine; built-in cupboard housing the hot water tank; vinyl flooring; ceiling strip light.

**BEDROOM 1**  
12'0" x 9'1" (3.66m x 2.79m)



Window to rear; fitted bedroom furniture; double built-in wardrobe; fitted carpet; ceiling light fitting.

## BEDROOM 2

10'0" x 9'1" (3.05m x 2.77m)



Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

## BATHROOM

7'3" x 6'1" (2.22m x 1.86m)



Window to side; vanity mounted sink; WC and bath with tap/shower attachment; chrome towel radiator; vinyl flooring; ceiling light fitting.

## GARAGE

Electric up and over door.

## OUTSIDE



The garden to the front has been paved and has a good sized gravel driveway leading to the garage. The rear garden is also paved with areas for planting; mature shrubs; rotary clothes dryer.

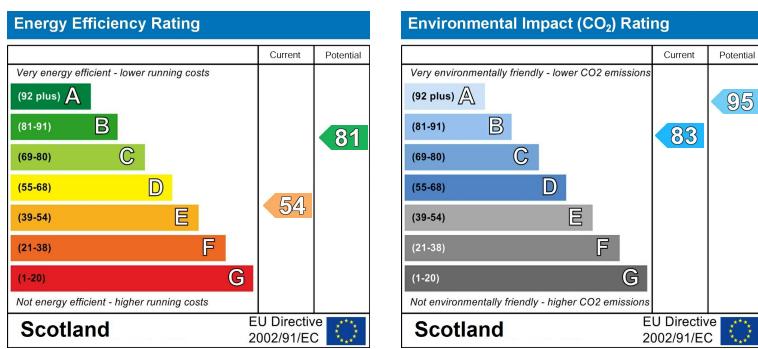
## NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the double electric oven, four ring electric hob; plumbed in washing machine in the kitchen and the rotary clothes dryer in the garden.

## Area Map



## Energy Efficiency Graph



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