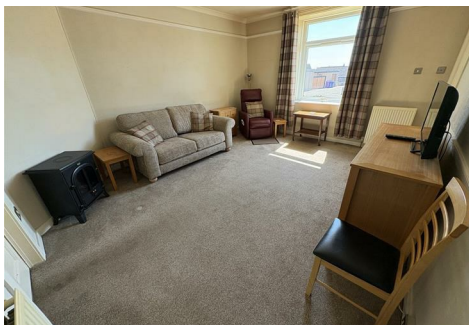




**Harper
Macleod LLP**
Estate Agents & Solicitors



6 Moray Street, Lossiemouth, IV31 6HY
Offers in the region of £135,000

Mid-terraced bungalow nestled in the heart of the town of Lossiemouth. The property is located within easy walking distance of public transport, esplanade and the east beach. The accommodation comprises entrance hall, lounge, dining kitchen, 2 bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, a front and a fully enclosed rear garden partly laid to lawn with shrubs, flowers and a patio area.

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ENTRANCE HALL

Front door; vinyl flooring; ceiling light fitting.

LOUNGE

15'5" x 12'10" (4.71m x 3.93m)

Window to front; fitted carpet; ceiling light fitting.

DINING KITCHEN

18'7" x 8'0" (5.67m x 2.44m)

Window to rear; fitted kitchen; slot in cooker and hood; space for fridge/freezer; vinyl flooring; fluorescent light and ceiling light fittings; walk in storage cupboard houses the gas boiler.

BEDROOM 1

12'5" x 10'5" (3.80m x 3.20m)

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

BATHROOM

6'3"x 6'0" (1.92m x 1.83m)

Frosted window to rear; sink; WC and bath with electric shower over; heated towel rail; tiled flooring; ceiling light fitting.

BEDROOM 2

12'4" x 9'10" (3.76m x 3.02m)

Window to front; fitted carpet; ceiling light fitting.

OUTSIDE

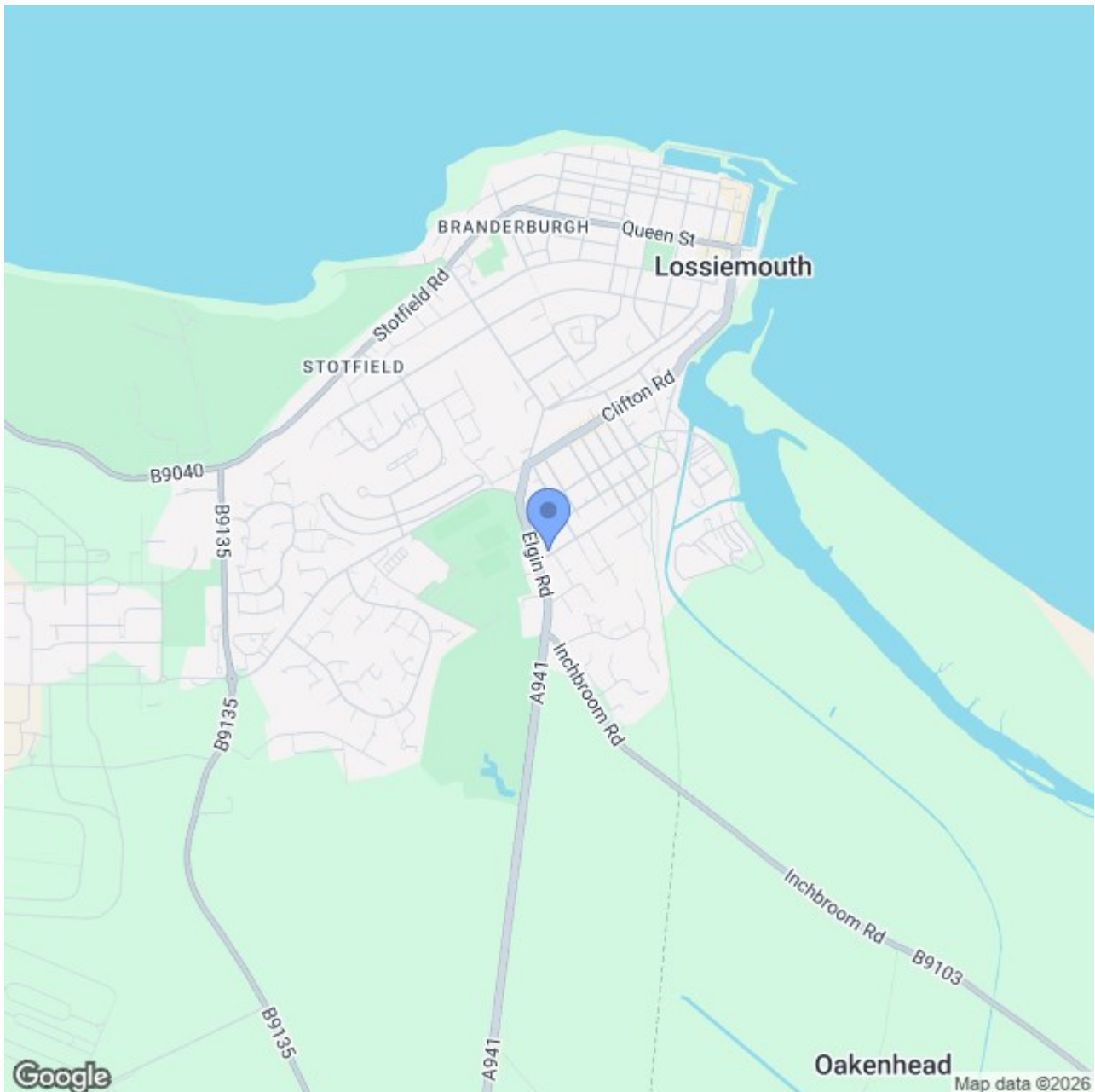
The front garden is mainly laid in slabs with shrubs and flowers. The fully enclosed rear garden is partly laid to lawn with mature shrubs, plants and flowers. There are 2 garden sheds and a patio area.

NOTES

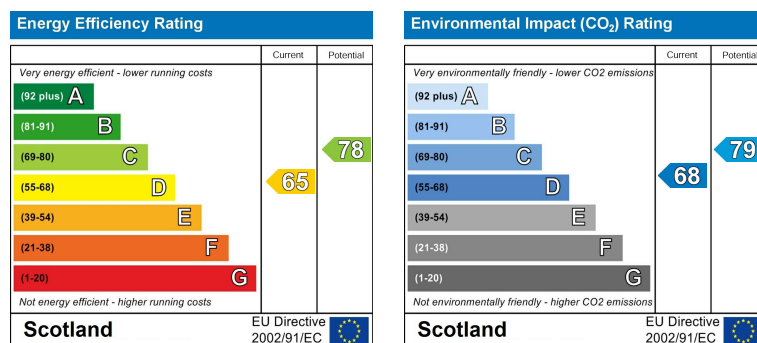
Included in the asking price are all carpets and fitted floor coverings; all light fittings; curtains and curtain poles; all bathroom fittings; and the slot in cooker and hood in the kitchen.

The washing machine and the tumble dryer in the walk-in storage cupboard are not included in the sale.

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.

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