



Dunbar Street, Lossiemouth, IV31 6RE
Offers Over £145,000

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3 bedroom mid terrace family home in a popular residential area close to a primary school and within easy walking distance to the west beach and RAF Lossiemouth.

Lossiemouth offers a variety of services which include primary and secondary schools, local shops, supermarkets.

The town has a selection of outdoor leisure pursuits and boasts two beautiful sandy beaches, a championship links golf course, marina and a harbour.

Accommodation comprises entrance porch, hallway, lounge, kitchen, 3 bedrooms and a bathroom with separate W.C.

The property benefits further from uPvc double glazing with secondary glazing, gas heating, internal storage area, and low maintenance front and rear gardens.

Council tax band B

EPC D

Entrance Porch 3'3" x 3'3" (1 x 1)

The property is entered via uPVC door.

Tiled flooring.

Door leading through to the hallway.

Hallway

Doors lead off to the lounge and the kitchen with carpeted stair case leading to the 1st floor accommodation.

Tiled flooring.

Central heating radiator.

Pendant light fitting.

Lounge 17'8" x 10'5" (5.4 x 3.2)

Bright, spacious lounge with windows to both the front and rear aspects.

Fitted carpet.

Two pendant light fittings.

Central heating radiator.

Kitchen 11'1" x 11'1" (3.4 x 3.4)

Well presented fitted kitchen with large window to the rear aspect.

Tiled flooring.

Great range of wall and base units with ample work top space/ breakfast bar.

Stainless steel sink with drainer.

Central heating radiator.

Tiled flooring.

Ceiling light fitting.

Larder cupboard.

Door leading to the utility/ rear hallway.

Rear hallway/ Utility

Excellent storage area with access through from the front of the property directly to the rear garden.

There is space and plumbing for a washing machine and worktop space.

Central heating radiator.

Ceiling light fittings.

Stairs/ Landing

Carpeted staircase leads up to the landing.

Doors leading off to all three bedrooms, the bathroom and the W.C.

Cupboard housing gas central heating boiler.

Loft access hatch.



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Bedroom 1 16'8" x 8'2" (5.1 x 2.5)

Large master bedroom with two windows to the front aspect.
Fitted carpet.
Central heating radiator.
Ceiling light fitting.

Bedroom 2 10'5" x 9'2" (3.2 x 2.8)

Double bedroom with window to the rear aspect offering a sea view over the roof tops.
Wooden flooring.
Fitted wardrobe with mirror fronted doors.
Central heating radiator.
Ceiling light fitting.

W/C 5'2" x 2'7" (1.6 x 0.8)

Separate W.C comprising toilet and wash hand basin.
Tiled flooring.
Opaque window to the rear.
Ceiling light fitting.

Bathroom 4'11" x 5'10" (1.5 x 1.8)

Bathroom comprising bath with electric shower over and glass screen and a wash hand basin.
Tiled flooring.
Ceiling light fitting.
Window to the rear aspect.
Ladder style central heating radiator.

Bedroom 3 11'5" x 6'6" (3.5 x 2)

Bedroom with window to the front aspect.
Laminate flooring.
Central heating radiator.
Ceiling light fitting.

Exterior

The front garden is laid to chipped stones with a fenced boundary.
Enclosed low maintenance rear garden predominantly laid with chipped stones.
Raised deck area.
Timber shed.



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