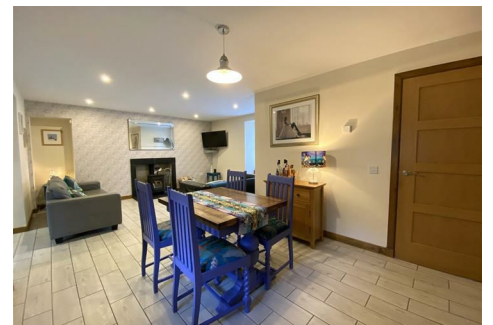




**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**28 King Street, Lossiemouth, IV31 6PZ**

**Offers over £260,000**

Traditional property situated in the heart of the coastal town of Lossiemouth and completely renovated to a high standard by the current owners, including full insulation and new roof. Within walking distance of the harbour, beach and local shops and restaurants, this property is in an ideal location. The accommodation comprises entrance vestibule, guest WC, open plan lounge/dining kitchen, utility room, three large double bedrooms (one en-suite) and a family bathroom. The property which is in excellent order further benefits from gas central heating (underfloor heating on the ground floor), double glazing, garden and off-street parking.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>

## ENTRANCE VESTIBULE



Composite door; built-in storage cupboard; tile effect flooring; ceiling light fitting.

## GUEST WC



Internal room; sink and WC in white; tiled flooring; inset ceiling spotlights; extractor fan.

## OPEN PLAN LOUNGE/DINING KITCHEN

### LOUNGE

21'2" x 14'9" (6.47m x 4.50m)



Windows to front and rear; recessed multi-fuel stove; tiled flooring; inset ceiling spotlights; ceiling light fitting in the dining area.

### DINING KITCHEN

14'5" x 12'4" (4.41m x 3.77m)



French doors to the rear garden; fitted kitchen in white gloss; central island; built-in double electric oven, hob and hood; slot-in dishwasher and fridge freezer; tiled flooring; ceiling light fittings.

**UTILITY ROOM**

12'4" x 5'2" (3.77m x 1.59m)



Door to the rear garden; range of units to match the kitchen; stainless steel sink; plumbed in washing machine and tumble dryer; tiled flooring; inset ceiling spotlights; extractor fan.

**STAIRCASE AND LANDING**



Two windows and two roof Velux windows to rear; double built-in cupboard; fitted carpet; three ceiling light fittings; hatch with pull down ladder to the floored loft space.

**BEDROOM 3**

14'7" x 9'3" (4.46m x 2.82m)



Double aspect to front and rear; fitted carpet; ceiling light fitting.

**BEDROOM 1**

14'9" x 9'9" (4.50m x 2.98m)



Window to front; built-in wardrobe; fitted carpet; two ceiling light fittings; door to en-suite.

**EN-SUITE SHOWER ROOM**  
9'6" x 7'3" (2.91m x 2.21m)



Internal room; vanity mounted sink; WC and spacious shower enclosure with mains pressure shower; Chrome towel radiator; vinyl flooring; inset ceiling spotlights; extractor fan.

**FAMILY BATHROOM**  
7'11" x 6'7" (2.42m x 2.03m)



Two Velux windows to side; vanity mounted sink; WC; bath and corner shower cubicle with mains pressure shower; vinyl flooring; inset ceiling spotlights; extractor fan.

**BEDROOM 2**  
13'0" x 12'4" (3.97m x 3.76m)



Two windows and two roof Velux to rear; fitted carpet; ceiling light fitting.

**OUTSIDE**

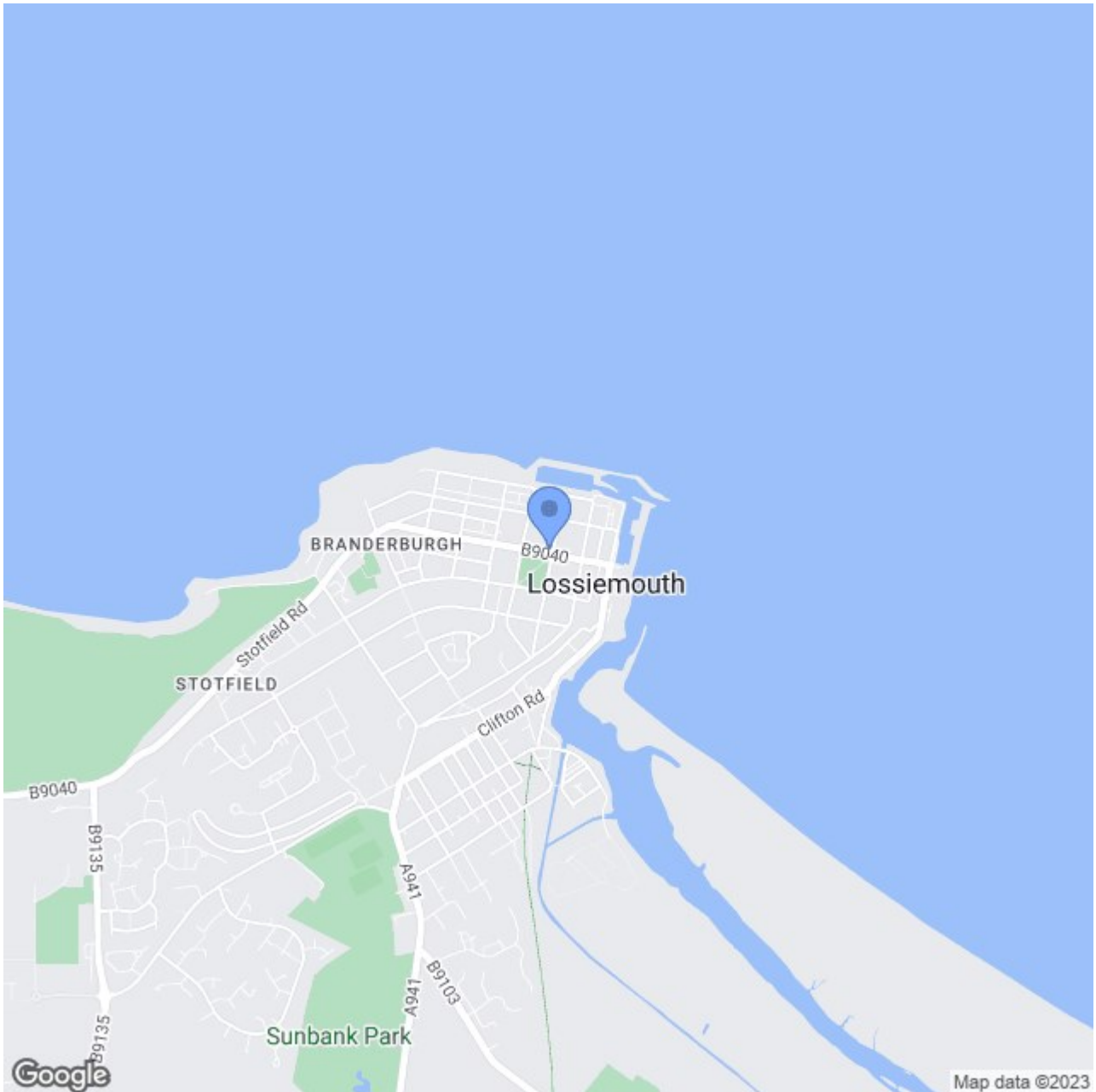
The driveway which leads to the rear of the property is accessed from Queen Street. The garden is laid with artificial grass and an area of loc-block paving; wooden garage.

**NOTES**

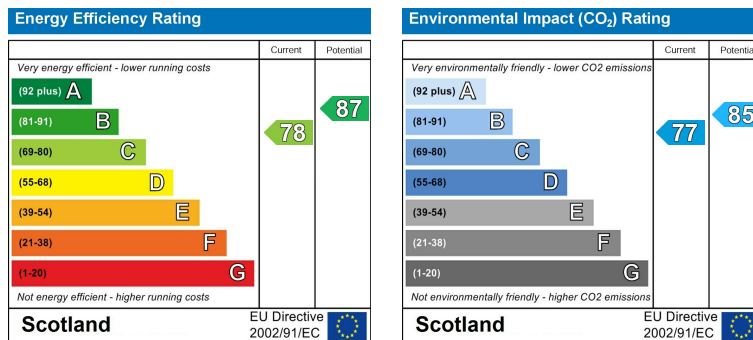
Included in the asking price are all carpets and fitted floor coverings; all light fittings, all bathroom, en-suite shower room and guest WC fittings; the built-in double oven, hob and hood, slot in dishwasher and fridge freezer in the kitchen and the washing machine and tumble dryer in the utility room.

NOTE: The flat next door has a pedestrian right of access across the driveway.

## 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.

**Harper Macleod LLP**, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

**Tel:** 01343 555 150 **Email:** [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>