



**Harper
Macleod LLP**
Estate Agents & Solicitors



53 Queen Street, Lossiemouth, IV31 6PT

Offers over £214,000

Traditional semi-detached house situated in the heart of the popular coastal town of Lossiemouth and within walking distance of local shops, restaurants, harbour and beautiful beaches. The accommodation comprises entrance hallway, lounge, dining kitchen, sun room, ground floor bedroom and three further bedrooms and bathroom on the first floor. The property which has been upgraded by the current owner further benefits from double glazing, gas central heating, laundry cupboard, garden and a driveway providing off-street parking.

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ENTRANCE HALLWAY

13'6" x 3'10" (4.12m x 1.19m)

Wooden and glazed entrance door; under stair storage cupboard; fitted carpet; wall light fitting.

BEDROOM 1

16'6" x 11'0" (5.04m x 3.37m)



Double aspect to front and side; double built-in wardrobe; shelved recess with cupboard below; fitted carpet; ceiling light fitting.

LOUNGE

16'5" x 11'6" (5.02m x 3.52m)



Window to front; recess with log burning stove; fitted carpet; ceiling light fitting.

SUN ROOM

11'4" x 9'5" (3.46m x 2.88m)



Glazed on two sides; wood effect flooring; wall light fitting.

UTILITY ROOM

9'7" x 3'9" (2.93m x 1.16m)

Internal room; plumbed for washing machine; space and vent for tumble dryer; fixed shelving; wall light fitting; wood effect flooring.

DINING KITCHEN

12'7" x 12'5" (3.84m x 3.81m)



Window to rear; fitted kitchen in medium wood effect; built-in electric oven; 4 ring gas hob and hood; plumbing and space for slimline dishwasher; space for under counter fridge; recessed bench seating and space for dining table; wood effect flooring; two ceiling light fittings; wall mounted gas central heating boiler.

STAIRCASE AND LANDING

Velux window to front; two ceiling light fittings; fitted carpet.

BEDROOM 2

15'10" x 12'9" (4.85m x 3.90m)



Dormer window to front; double built-in wardrobe; wall mounted TV bracket; ceiling light fitting; hatch to the loft space.

BATHROOM

8'7" x 5'9" (2.64m x 1.77m)



Velux window to rear; sink; wc and bath with electric shower over; wood effect flooring; ceiling light fitting.

BEDROOM 4

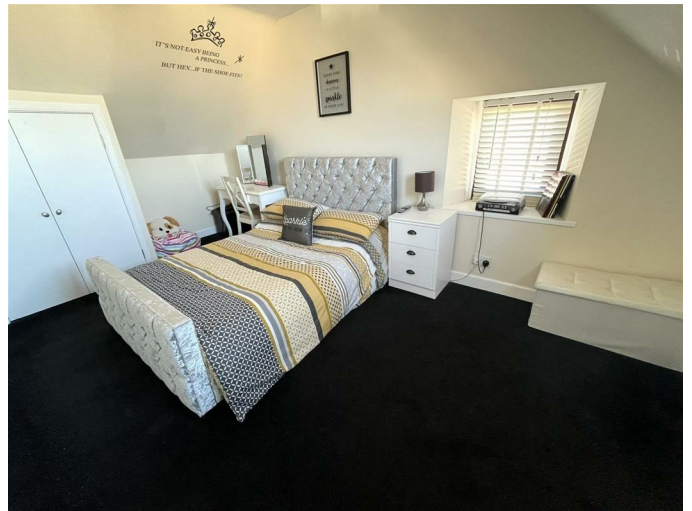
9'0" x 6'11" (2.75m x 2.11m)



Velux window to rear; fitted carpet; ceiling light fitting.

BEDROOM 3

16'5" x 9'7" (5.01m x 2.94m)



Dormer window to front; window to side; double built-in wardrobe; wall mounted TV bracket; fitted carpet; ceiling light fitting.



OUTSIDE



The garden to the rear has been laid with low maintenance gravel and paved areas; stone built workshop with power and light. A driveway provides off-street parking and is accessed from Victoria Street.

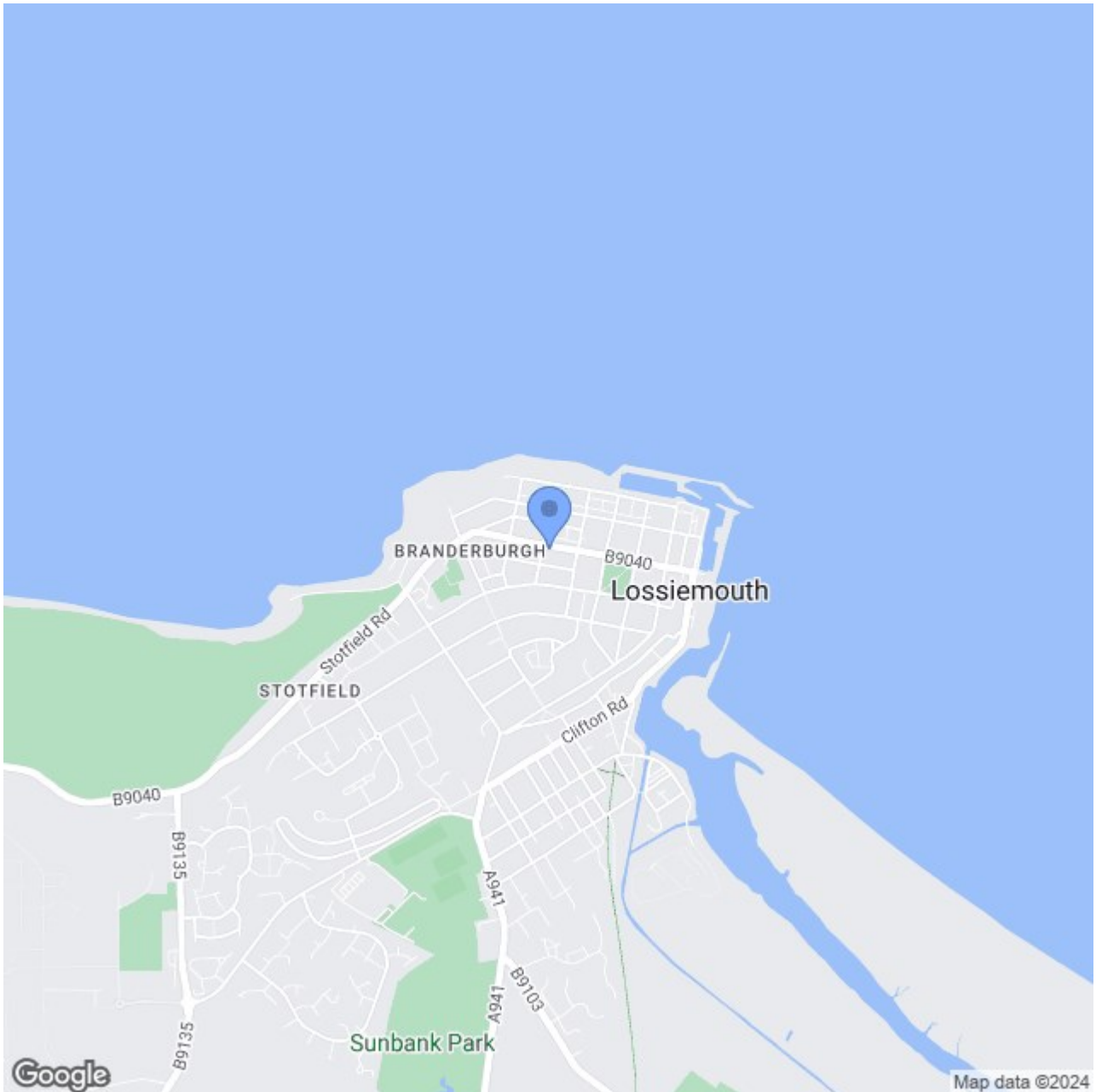
NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom fittings and the oven, hob and hood in the kitchen.

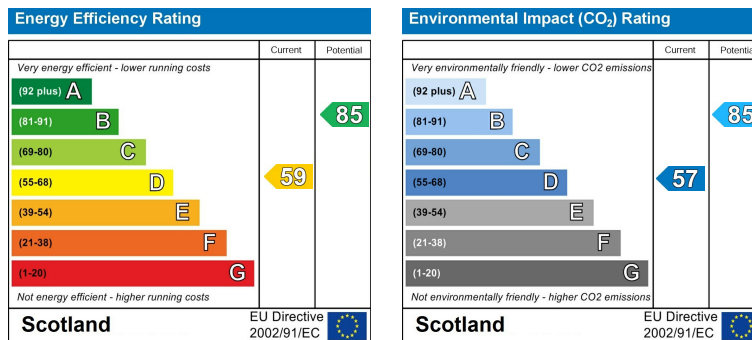
Council Tax Band: D



Area Map



Energy Efficiency Graph



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