



**Harper
Macleod LLP**
Estate Agents & Solicitors



Penrose, 4 Prospect View, Lossiemouth, IV31 6DQ
Offers over £360,000

****CLOSING DATE FOR OFFERS - FRIDAY 15th MARCH 2024 AT 12 NOON****

Penrose is a detached four bedroom bungalow situated at the end of a cul-de-sac in a quiet residential area of Lossiemouth. With an enviable South facing position, the property has exceptional views towards the East beach, River Lossie and Seatown area. The accommodation comprises entrance hallway, lounge, open plan dining kitchen/family room, utility room, four bedrooms (one en-suite) and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, Hive controlled gas central heating; integral garage, driveway and garden.

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

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY

Wooden and glazed entrance door; built-in cloak cupboard; second built-in shelved linen cupboard; hatch to the loft space with pull down ladder; tile effect flooring; inset ceiling spotlights; ceiling light fitting.

BEDROOM 4

10'9" x 6'2" (3.30m x 1.90m)



Window to side; wood effect flooring; two ceiling light fittings.

BEDROOM 2

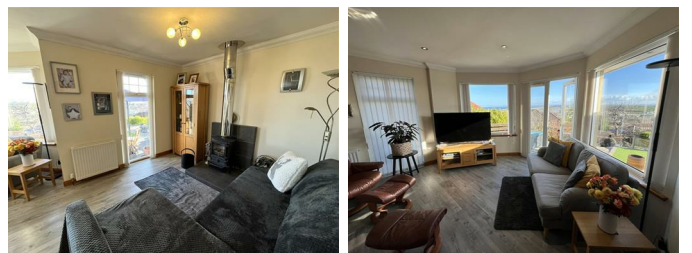
10'10" x 10'9" (3.31m x 3.30m)



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

OPEN PLAN FAMILY ROOM/DINING KITCHEN

22'9" x 22'3" at longest and widest (6.95m x 6.80m at longest and widest)



South facing range of windows with panoramic views over to

the East Beach, River Lossie and Seatown; French doors to the garden. Fitted kitchen in light wood effect; double built-in electric oven, induction hob and hood; Hotpoint dishwasher. Free standing multi-fuel stove in the family area and ample space for dining table; chairs and lounge furniture; wood effect flooring; inset ceiling spotlights.



LOUNGE
19'8" x 12'9" (6m x 3.90m)



Currently used as a dining room; South facing windows and French doors to the garden; Feature fireplace with gas living flame fire; wood effect flooring; inset ceiling spotlights.

BEDROOM 1
11'7" x 10'0" (3.55m x 3.05m)



South facing French doors; two sets of double built-in wardrobes; wood effect flooring; ceiling light fitting.

EN-SUITE SHOWER ROOM
7'7" x 4'3" (2.33m x 1.32m)



Window to side; spacious shower enclosure with mains shower; sink and wc; wall mounted towel radiator; wall mounted bathroom cabinet; ceramic tile flooring; ceiling light fitting.

UTILITY ROOM

10'0" x 5'3" (3.07m x 1.61m)



Window to rear; range of base units; stainless steel sink; wall mounted central heating boiler; wall mounted drying rails; plumbing and space for washing machine; tile effect flooring; two ceiling light fittings; ceiling extractor.

BEDROOM 3

10'1" x 9'10" (3.08m x 3.02m)



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

BATHROOM

10'0" x 8'5" (3.07m x 2.59m)



Window to rear; sink, wc, bath and recessed shower enclosure with mains shower; ceramic tile flooring; two ceiling light fittings; extractor fan.

INTEGRAL GARAGE

19'8" x 16'4" at longest and widest (6m x 5m at longest and widest)

Electric remote control up and over door; window to side; personnel door to the garden; range of base and wall units; power; light and hatch to the loft space.

OUTSIDE



The garden to the front is South facing with an area of decking immediately outside the property; areas of low maintenance gravel; area of artificial grass; borders planted with mature shrubs; raised beds for planting. To the rear of the property the gravel driveway provides off-street parking for several cars.

NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and en-suite fittings; the double electric oven; induction hob; hood and Hotpoint dishwasher in the kitchen and the Multi-fuel stove in the family area.

Council Tax Band: E

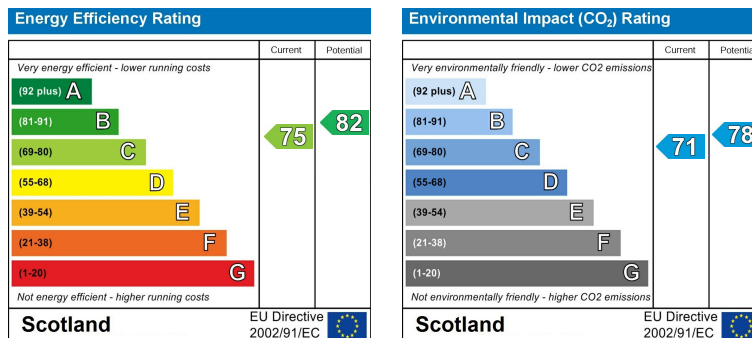
VIEWING CONTACT SELLING AGENT



Area Map



Energy Efficiency Graph



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