



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**Glenlossie , Urquhart, IV30 8LP**

**Offers over £245,000**

Glenlossie is a four bedroom family home situated in the popular hamlet of Urquhart. Elgin and Lossiemouth are within short commuting distance. The accommodation comprises entrance hallway, spacious lounge, dining room, spacious dining kitchen, utility room, guest wc, four bedrooms and a family bathroom. The property further benefits from double glazing, LPG gas central heating, garage and garden.

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### ENTRANCE HALLWAY

17'8" at longest x 9'6" at widest (5.39m at longest x 2.91m at widest)

UPVC and glazed door with two glazed side panels; fitted carpet; two inset ceiling light fittings; spacious, walk-in under-stair storage cupboard with coat hoots and shelving; leads to open plan lounge & dining room, guest WC, dining kitchen and the staircase to the first floor.

### OPEN PLAN LOUNGE & DINING ROOM

#### LOUNGE

21'5" at longest x 16'3" at widest (6.55m at longest x 4.96m at widest)

Window to side; two ceiling light fittings; fitted carpet; fireplace with gas fire; sliding patio doors lead out to the front garden.

#### DINING ROOM

11'10" x 10'10" (3.62m x 3.31m)

Ceiling light fitting; wood effect laminate flooring.

#### GUEST WC

12'0" x 4'11" (3.67m x 1.52m)

Ceiling light fitting; wood effect laminate flooring; WC and sink; built-in double storage cupboard with shelving.

#### DINING KITCHEN

28'4" at longest x 14'8" at widest (8.65m at longest x 4.48m at widest)

Window to side; French doors lead out to the front of the property; UPVC and glazed door to rear; three ceiling light fittings; two inset ceiling light fittings; wood effect laminate flooring; fitted kitchen in a medium wood effect; built-in electric oven, gas hob & hood; integrated under-counter fridge; integrated dishwasher; built-in shelved storage/pantry cupboard; door to utility room.

#### UTILITY ROOM

7'3" x 5'5" at widest (2.23m x 1.66m at widest)

Ceiling light fitting; base and wall units in white; integrated under-counter freezer; washing machine.

#### STAIRCASE & LANDING

22'2" at longest x 7'9" at widest (6.77m at longest x 2.37m at widest)

Velux window to side; two inset ceiling light fittings; fitted carpet; leads to bedrooms 1, 2, 3 & 4 and family bathroom.

### BEDROOM 1

15'7" at longest x 12'11" at widest (4.75m at longest x 3.94m at widest)

Velux window to front with lovely countryside views; ceiling light fitting; fitted carpet; full wall of built-in mirrored wardrobes.

### FAMILY BATHROOM

12'9" at longest x 6'9" at widest (3.91m at longest x 2.06m at widest)

Velux window to side; inset ceiling spotlights; fitted carpet; WC and shower cubicle with mains fed shower; steps up to vanity mounted sink and bath.

### BEDROOM 2

11'7" at longest x 11'0" at widest (3.54m at longest x 3.36m at widest)

Velux window to side; ceiling light fitting; fitted carpet; double built-in mirrored wardrobe.

### BEDROOM 3

14'8" at longest x 10'1" at widest (4.48m at longest x 3.08m at widest)

Velux window to front; ceiling light fitting; fitted carpet; two built-in storage cupboards with hanging rails and shelving.

### BEDROOM 4

15'3" at longest x 10'0" at widest (4.66m at longest x 3.06m at widest)

Velux window to side; ceiling light fitting; fitted carpet; double built-in wardrobe.

### GARAGE

Single garage; electric remote-controlled door.

### OUTSIDE

The garden has a raised area of lawn which is bordered by mature shrubs giving a good degree of privacy. Paving runs round the property with mature planted borders. A shared driveway leads to the garage and a parking area.

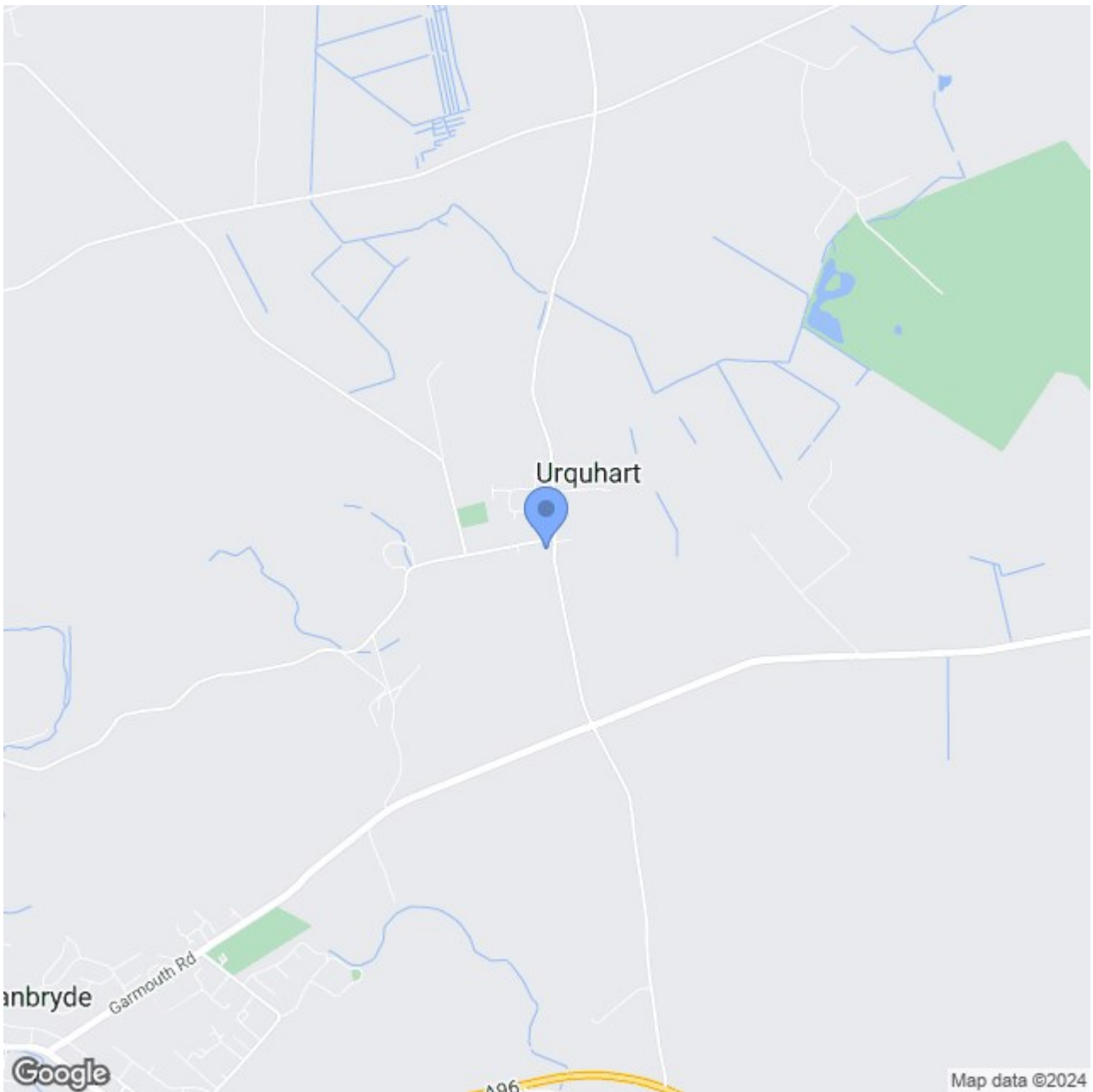
### NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom and guest WC fittings, the built-in oven, hob & hood, integrated dishwasher & fridge in the kitchen and the integrated freezer in the bathroom.

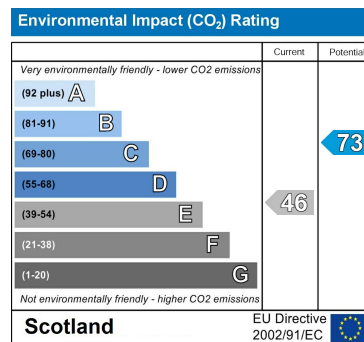
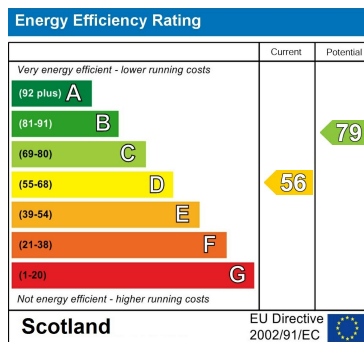
Council Tax Band: D

Viewings: Contact selling agent on 01343 555150.

## Area Map



## Energy Efficiency Graph



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