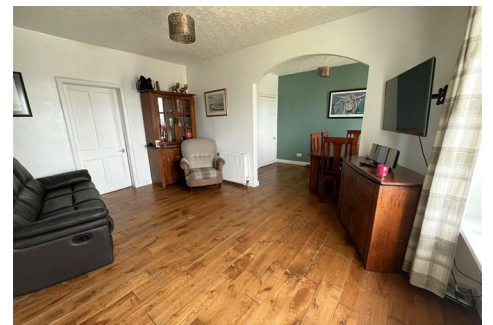




**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**64 Dunbar Street, Lossiemouth, IV31 6AN**  
**Offers over £220,000**

Traditional five bedroom semi-detached house located in the sought after coastal town of Lossiemouth with views over the rooftops to the Moray Firth. Formerly two apartments, the current owner has merged the properties to form a spacious family home with accommodation comprising: entrance vestibule, open plan lounge/dining area, kitchen, four bedrooms, upper lounge/fifth bedroom, bathroom, shower room, utility room and study. The property further benefits from double glazing, gas central heating and private fully enclosed rear garden.

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#### ENTRANCE HALLWAY

UPVC and glazed external door to side; inset ceiling spotlights; wood effect flooring; door to study; staircase to first floor.

#### HALL / SITTING AREA

11'3" x 9'4" (3.43m x 2.85m)



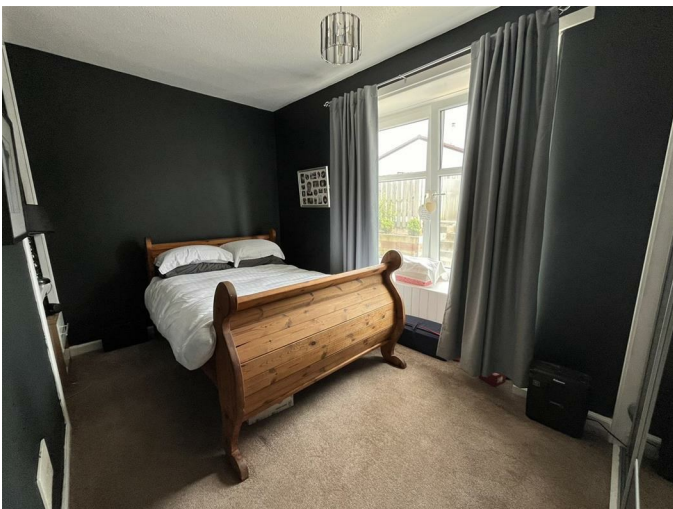
Window to front; ceiling light fitting; wood effect flooring; door to hallway.

#### HALLWAY

UPVC and glazed external door leading to the garden; two ceiling light fittings; carpet; built-in under-stair storage cupboard housing electric consumer units.

#### BEDROOM

14'0" x 9'5" (4.27m x 2.88m)



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

#### SHOWER ROOM

6'0" x 3'11" (1.85m x 1.20m)



Window to rear; ceiling light fitting; solid Oak flooring; walk-in shower cubicle with mains fed shower; wall mounted sink; WC; shaver point.

#### OPEN PLAN LOUNGE / DINING AREA

##### DINING

11'4" x 7'4" (3.46m x 2.25m)



Window to front; ceiling light fitting; solid Oak flooring; space for dining table and chairs; opening through to lounge.



### LOUNGE

14'11" x 10'10" (4.57m x 3.31m)



Window to front; ceiling light fitting; solid Oak flooring; built-in shelved storage cupboard; door to kitchen.

### KITCHEN

10'10" x 10'8" (3.32m x 3.26m)



UPVC and glazed door leads out to rear garden; window to rear; ceiling light fitting; wood effect flooring; modern fitted kitchen in white; Delonghi range-style oven with five ring gas hob; hood; space for fridge freezer; plumbing and space for washing machine; built-in storage cupboard.

### STAIRCASE & LANDING



Window to side at half-landing with built-in cupboard below housing electric consumer units; inset ceiling spotlights; fitted carpet; hatch to the loft space.

### BEDROOM 3

11'8" x 7'3" (3.56m x 2.23m)



Window to front; ceiling light fitting; wood effect flooring; built-in wardrobe; built-in shelved storage cupboard.



**BEDROOM 2**

14'3" x 9'8" (4.35m x 2.97m)



Window to rear; ceiling light fitting; two wall light fittings; fitted carpet; built-in double wardrobe; built-in shelved storage cupboard.

**BEDROOM 4**

11'9" x 7'6" (3.60m x 2.30m)



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

**UPPER LOUNGE / BEDROOM 5**

15'5" x 10'11" (4.70m x 3.35m)



Window to front; ceiling light fitting; solid Oak flooring; built-in shelved storage cupboard; recessed shelving; door to utility room.

**UTILITY ROOM**

9'9" x 8'0" (2.98m x 2.46m)



Window to rear; inset ceiling spotlights; fitted worktop with base units; sink and drainer; wall mounted gas central heating boiler; built-in storage cupboard with shelving.

## BATHROOM

6'11" x 6'5" (2.11m x 1.96m)



Window to rear; inset ceiling spotlights; fully tiled; bath with electric shower over; built-in WC and vanity mounted sink; LED illuminated mirror; wall mounted chrome heated towel radiator; shaver point; extractor fan.

## LOFT SPACE

19'9" x 15'0" (6.04m x 4.58m)



Window to rear; inset ceiling spotlights; fixed desk; storage cupboard.

## OUTSIDE



There is a communal area of lawn to the front with a paved pathway leading to the property. A gate provides access to the private fully enclosed rear garden which is laid to paving with area of gravel and artificial lawn; further enclosed area laid to paving; large wooden shed with power and light; raised beds for planting.

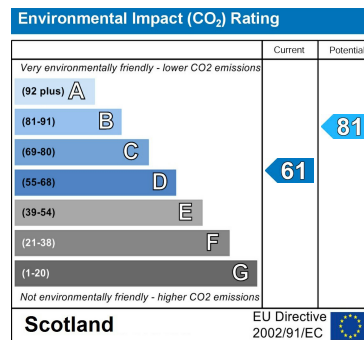
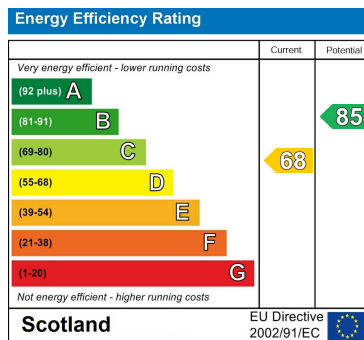
## NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all bathroom and shower room fittings the DeLonghi range-style cooker in the kitchen and the large wooden shed in the garden.

## 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.

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