



**Harper
Macleod LLP**
Estate Agents & Solicitors



Grianan Stotfield Close, Lossiemouth, IV31 6TZ

Offers over £200,000

Grianan is set back just off Stotfield Road, Lossiemouth and benefits from views of the Moray Firth from the garden. The property which is in need of upgrading and modernisation would make an ideal family home. The accommodation comprises entrance vestibule; hallway; lounge; kitchen; three bedrooms; bathroom; rear porch and on the attic floor there is a storage room and WC. The property further benefits from gas central heating; 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 <https://www.estateagencymoray.co.uk>

ENTRANCE VESTIBULE

Composite and glazed entrance door; fitted carpet; ceiling light fitting.

HALLWAY



Fitted carpet; ceiling light fitting.

LOUNGE

13'2" x 10'10" (4.03m x 3.32m)



Bay window to front; open fireplace; fitted carpet; ceiling light fitting.

BEDROOM 1

10'11" x 10'9" (3.34m x 3.30m)



Window to front; wooden floorboards; ceiling light fitting.

BEDROOM 3

11'2" x 7'10" (3.42m x 2.39m)



Window to side; fireplace; fitted carpet; ceiling light fitting.

BEDROOM 2

11'2" x 10'0" (3.42m x 3.07m)



Window to side; fitted carpet; ceiling light fitting.

KITCHEN

13'2" x 10'0" (4.02m x 3.06m)



Double aspect to side and rear; range of cupboards; slot in gas cooker; spacious walk-in larder; vinyl flooring; ceiling light fitting.

REAR PORCH

Double aspect to side and rear; housing the gas central heating boiler; door to the rear garden.

BATHROOM

7'10" x 6'7" (2.39m x 2.02m)



Window to side; bath; sink and WC; wall mounted towel radiator; ceramic tile flooring; ceiling light fitting.

STAIRCASE AND LANDING TO ATTIC ROOMS

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

ATTIC STORAGE ROOM

15'1" x 10'11" (4.61m x 3.33m)



Velux windows to front and rear; fitted carpet; ceiling light fitting.

WC

7'1" x 6'5", (2.18m x 1.98,)



Sky light to side; sink; WC; fitted carpet; ceiling light fitting.

OUTSIDE

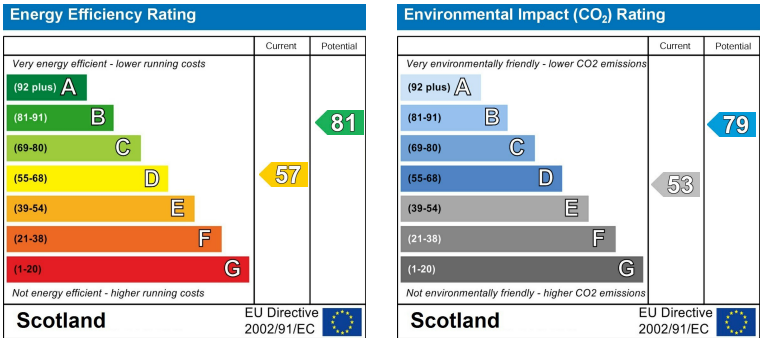


The property is set in a good size garden which is mainly lawn with some mature shrubs. There is an area of off-street parking for one car.

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.