



**Harper
Macleod LLP**
Estate Agents & Solicitors



14 Provost Drive, Lossiemouth, IV31 6FB

Offers over £420,000

Modern four bedroom detached family home, built by local respected builder "Tulloch of Cummingston" and located in a quiet cul de sac in the desirable "Inchbroom Pines" development on the outskirts of Lossiemouth. The accommodation comprises entrance hallway, lounge, open plan dining kitchen/sun room, utility, guest WC, four bedrooms (one with en-suite shower room) and family bathroom. The property further benefits from oak finishings, triple glazing, gas central heating, underfloor heating on the ground floor, first floor bathroom & en-suite shower room, integral garage & driveway providing off-street parking, gardens to the front and rear & spacious garden room/office.

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ENTRANCE HALLWAY



Wooden & glazed entrance door, ceiling light fitting, solid oak flooring, built-in storage cupboard, staircase to first floor.

GUEST WC

5'10" x 4'7" (1.80m x 1.40m)



Window to front, inset ceiling spotlights, solid oak flooring, WC, wall mounted sink, extractor.

LOUNGE

19'4" x 11'9" (5.90m x 3.60m)



Bay window to front, ceiling light fitting, solid oak flooring, wooden & glazed doors lead to open plan dining kitchen/sun room.

DINING KITCHEN

22'7" x 11'9" (6.90m x 3.60m)



Window to front, inset ceiling spotlights, wood effect flooring, modern fitted kitchen in gloss, breakfast bar, space for dining table & chairs opening through to sun room, American fridge freezer, built-in AEG double oven, integrated dishwasher, induction hob, hood, door to utility room.

SUN ROOM

11'5" x 9'6" (3.50m x 2.90m)



Glazed on three sides with French doors leading out to the rear garden, inset ceiling spotlights, solid oak flooring.

UTILITY ROOM

9'6" x 8'6" (2.90m x 2.60m)



Window to rear, ceiling light fitting, extractor, wood effect flooring, plumbing & space for washing machine & tumble dryer, double built-in storage cupboard, door to garage, wooden & glazed door to garden, Worcester gas central heating boiler.

STAIRCASE & LANDING

Hatch to loft space, ceiling light fitting, built-in shelved storage cupboard, fitted carpet.

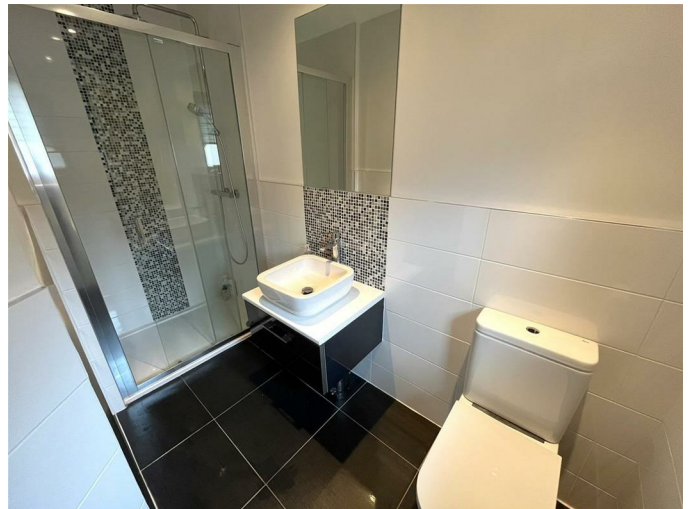
BEDROOM 1

11'9" x 11'5" (3.60m x 3.50m)



Window to front, ceiling light fitting, built-in mirrored wardrobes with access to en suite shower room, TV bracket.

EN-SUITE SHOWER ROOM



Window to side, inset ceiling spotlights, tiled flooring, WC, vanity mounted sink, walk-in shower cubicle with mains fed shower, extractor, chrome heated towel radiator.

BEDROOM 2

11'5" x 11'1" (3.50m x 3.40m)



Window to rear, ceiling light fitting, double built-in wardrobes, fitted carpet.

BEDROOM 4

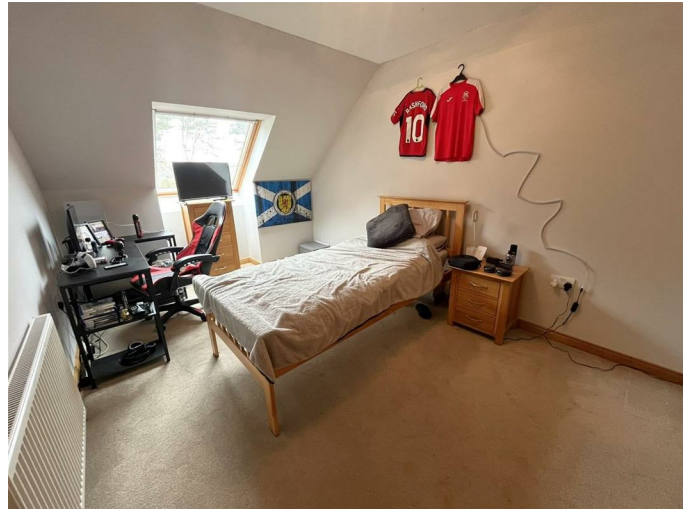
10'5" x 7'6" (3.20m x 2.30m)



Window to rear, ceiling light fitting, double built-in wardrobes, fitted carpet.

BEDROOM 3

13'1" x 9'2" (4.00m x 2.80m)



Velux window to front, ceiling light fitting, triple built-in wooden wardrobes, fitted carpet.

BATHROOM

10'2" x 6'6" (3.10m x 2.00m)



Window to front, inset ceiling spotlights, tiled flooring, bath, walk-in shower cubicle with mains fed shower, vanity mounted WC & sink unit, fixed wall mirror, extractor, chrome heated towel radiator.

INTEGRAL GARAGE

Electric door, power & light.

GARDEN ROOM/OFFICE
20'8" x 10'5" (6.30m x 3.18m)



Fully glazed to the front with French doors, partial glazing to the side with window, Inset ceiling spotlights, power sockets, tile effect vinyl flooring.



OUTSIDE



The front garden is laid to lawn with a loc-bloc driveway providing off-street parking for at least two cars and leading to the garage. A gate to the side leads to the fully enclosed rear garden which is laid to lawn with planted borders, patio area, wooden shed, large garden room/office.

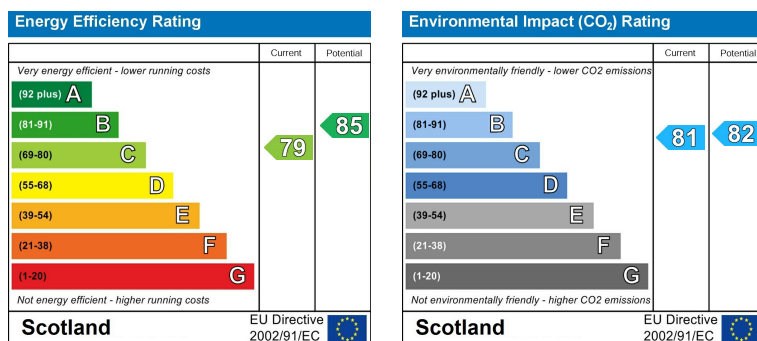
NOTES

Included in the asking price is all carpets and fitted floor coverings, all blinds, all bathroom fittings, the oven, hob & hood, american style fridge freezer in the kitchen, washing machine, tumble dryer in the utility room, wooden shed, garden room in the garden.

Area Map



Energy Efficiency Graph



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