

3 Laverock Bank  
Dunbar Street  
Lossiemouth, IV31 6RD



**Offers Over £265,000**

4 Bedroom Corner Terraced House with Integral Garage

### Features

4 Bedroom Corner Terraced House

Double Glazing

Gas Central Heating

2 Bedrooms with En-Suite Shower Rooms

Driveway offering parking for 2 Vehicles

Integral Garage with separate Utility Area

Worcester Boiler Fitted January 2022



Accommodation on the Ground Floors comprises a Hallway, Lounge, Kitchen/Diner, 2 Double Bedrooms & the Bathroom. The First Floor Accommodation comprises a Landing & 2 further Bedrooms with En-Suite Shower Rooms.

Entrance into the Property is via UPVC Door with a double glazed frosted window which leads in to the Hallway

Hallway

3 pendant light fittings

Single radiator

Built-in cupboard

Carpeted staircases lead down to the Lounge & Kitchen/Diner & up to the First Floor Landing

Fitted carpet

Doors from the Hallway lead to 2 Bedrooms, the Bathroom & Integral Garage

Lounge: 11'7" x 13'8" plus door recess (3.52 x 4.16)

Pendant light fitting

Double glazed window & door to the rear which gives access out to the Garden

Double radiator

Laminate flooring

An open doorway leads into the Kitchen/Diner

Kitchen/Diner: 26'8" x 11'11" (8.12 x 3.62)

Recessed ceiling lighting

Double glazed Velux window

Double glazed Atrium style window

Double radiator

Range of wall mounted cupboards & fitted base units with roll top work surfaces

Free standing gas Range style cooker with a 5 ring gas hob & overhead extractor hood

Butler style ceramic sink with mixer tap

Space to accommodate an under counter fridge & freezer

Space to accommodate a dishwasher & American Style fridge freezer

Tile affect flooring to the Kitchen Area

Laminate flooring to the Dining Area

Bedroom 4: 12'8" x 10'8" (3.86 x 3.25)

Pendant light fitting

Double glazed window to the rear & side aspects

Double radiator

Fitted carpet

Bedroom 3: 9'8" x 13'4" plus wardrobe space (2.94 x 4.06)

2 pendant light fittings

Double glazed window to the front aspect

Single radiator

2 sets of built-in wardrobes

Fitted carpet

Bathroom: 13'4" maximum x 6'2" maximum (4.06 x 1.87)

Recessed ceiling lighting

Heated towel rail

Quadrant shower cubicle enclosure with mains shower & wet wall finish within WC, pedestal wash basin & bath with telephone style mixer tap & shower

Part tiled walls & flooring

#### First Floor Accommodation

##### Landing

Ceiling light fitting & pendant light fitting

Double glazed Velux window

Fitted carpet

Bedroom 1 with En-Suite: 13'5" x 12'11" plus wardrobe space (4.08 x 3.94)

2 pendant light fittings

Double glazed window to the front aspect

Double radiator

3 built-in double wardrobes

Fitted carpet

##### Shower Room

Recessed ceiling lighting

Heated towel

3 piece suite with mains shower & wet wall finish within the shower cubicle enclosure

Vinyl flooring

Bedroom 2 with En-Suite: 16'11" x 8'4" plus wardrobe space (5.16 x 2.54)

Pendant light fitting

Double glazed window to each end of the room

Double radiator

Built-in wardrobe

Fitted carpet

##### En-suite Shower Room

Recessed ceiling lighting

3 piece suite with WC & wash basin & mains shower & wet wall finish within the shower cubicle enclosure

Vinyl flooring

Integrated Garage: 14'8" maximum x 8'8" maximum plus door recess reducing 7'5" plus storage cupboard

Roller door to the front

Built-in storage cupboard which houses the Worcester Gas Boiler & hot water tank

To the rear of the Garage is the Utility Area

Utility Area: 5'9" x 5'7" (1.75 x 1.7)

Ceiling light fitting

Extractor fan

Fitted base unit with a roll top worktop & space beneath to accommodate a washing machine & tumble dryer

Outside Accommodation

Garden

Partly paved & partly laid to lawn

Steps lead up to the gravelled Driveway

Driveway

Gated gravelled Driveway offering parking for 2 vehicles

Note 1

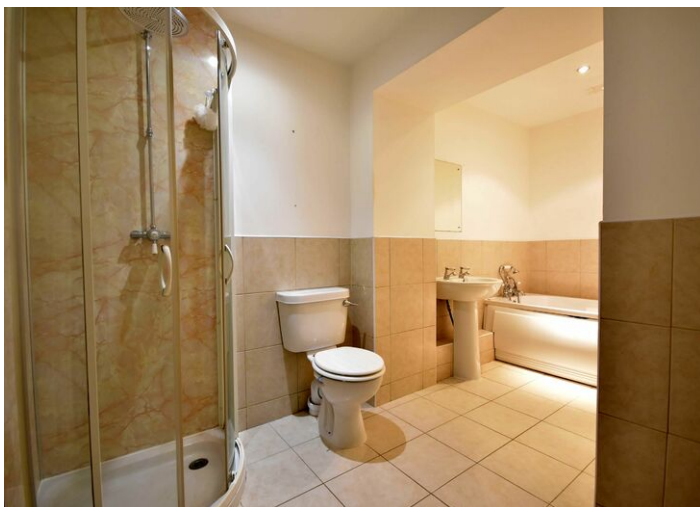
All light fittings, fitted blinds & floor coverings are to remain.

## Energy Performance Rate

## Council Tax Band

Currently D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			











**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.