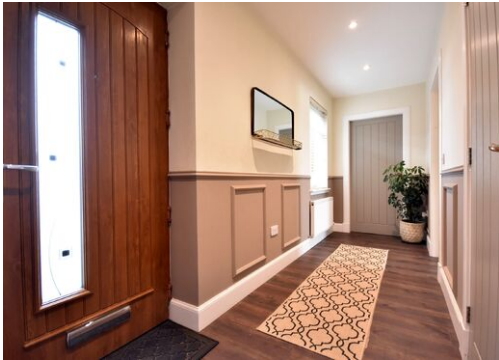


2 Kinneddar Farm Steading
Lossiemouth
Morayshire
IV31 6SA



Offers Over £320,000

This 4 Bedroom Semi-Detached House offering both spacious and modern accommodation set in a semi-rural position just on the outskirts of the coastal town of Lossiemouth.

Features

Oil Central Heating

uPVC Wood Effect Triple Glazing

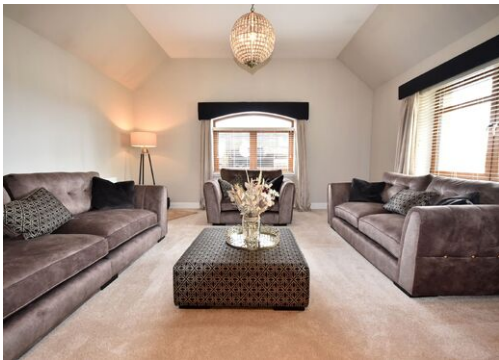
LVT wood design flooring throughout most of the Ground Floor Accommodation

En-Suite Shower Room & Walk-in design Wardrobe Area to the Master Bedroom

En-Suite Shower Room to Bedroom 2

Spacious Driveway

Low Maintenance Design Garden with Artificial Grass



Accommodation comprises on the Ground Floor an Entrance Hallway, Open Plan Design Lounge, Front Sitting Room, Kitchen/Breakfast Room, Utility Room, Ground Floor Bedroom & Ground Floor Bathroom. First Floor Accommodation comprises Master Bedroom with Walk-in style wardrobe area & an En-Suite Shower Room, Bedroom 2 with En-Suite Shower Room, Bedroom 3 & a Bathroom.

Access to the Property is via a uPVC Front Entrance Door with a triple glazed window which leads in to the Entrance Hallway

Entrance Hallway

Recessed ceiling lighting

Triple glazed window to the front aspect

Single radiator

Good sized built-in storage cupboard

LVT wood design flooring which runs in to the Lounge, Kitchen, Utility Room, Ground Floor Bedroom & Bathroom

Doors lead in to the Open Plan Design Lounge, a Ground Floor Bedroom & a Ground Floor Bathroom

Open Plan Design Lounge: 23'7" maximum x 16'4" (9.14 x 4.98)

Recessed ceiling lighting

Double radiator

Triple glazed window to the front aspect

A carpeted staircase leads up to the First Floor Landing

A window & double doors lead in to the Sitting Room

LVT wood design flooring

Sitting Room: 18'2" x 16'2" (5.54 x 4.93)

High vaulted ceiling with recessed ceiling lighting

Triple glazed windows to the front & side aspects

2 double radiators

Fitted carpet

Kitchen/Breakfast Room: 13'2" x 10'8" plus door recess (4.01 x 3.25)

Recessed ceiling lighting

Triple glazed window to the rear aspect

Triple glazed double doors to the side aspect which leads out to the Garden

Range of wall cupboards & fitted base units with granite worktops & a single sink with a multi-function mixer tap

Integrate NEFF 5 ring gas hob with overhead extractor unit, NEFF dishwasher, NEFF electric oven & a NEFF combination microwave

Part of the worktop forms a breakfast bar seating area

Space to accommodate an American style fridge freezer

LVT wood design flooring

Utility Room: 13'4" maximum x 5'3" (4.06 x 1.59)

Recessed ceiling lighting

uPVC door with a triple glazed window to the rear which gives access out to the Garden

Single radiator

Fitted base unit & a single sink with a multi-function mixer tap

Space to accommodate a washing machine & a tumble dryer

Built-in storage cupboard space which houses the hot water tank
LVT wood design flooring

Ground Floor Bedroom: 16'4" maximum x 12'10" maximum (4.98 x 3.91)

Recessed ceiling lighting
Triple glazed window to the front & rear aspects
Double radiator
Fitted base unit with a single sink & mixer tap to one side
LVT wood design flooring

Ground Floor Bathroom: 11'5" maximum x 6'5" maximum (3.47 x 1.94)

Recessed ceiling lighting
Triple glazed frosted window to the rear aspect
Gold coloured tall heated towel rail
Fitted bath with mixer tap, telephone style hand shower fitting & tiled walls with subtle gold finishes
Recessed alcoves with gold finishes within
Floating design press flush WC
Vanity unit with twin sinks with gold finish splash back & mixer taps
LVT wood design flooring

First Floor Accommodation

Landing

Recessed ceiling lighting
Double glazed Velux window & a triple glazed window to the front aspect
Double radiator
Loft access hatch
Fitted carpet

Master Bedroom with En-suite: 16'5" maximum x 17'8" maximum plus recess (5 x 5.38)

Recessed ceiling lighting
Triple glazed window to the front aspect
Double radiator
A wall separates the main bedroom area & offers access from either side to the walk-in wardrobe area which offers fitted shelf & hanging space
Fitted carpet

En-suite Shower Room

Recessed ceiling lighting
Double glazed Velux window
Walk-in design shower enclosure with tiled walls, with a rain head shower & separate hand shower fitting
Floating design vanity unit with a recessed wash basin & a mirror with integral lighting
WC with press flush concealed cistern
Heated towel rail
Tiled flooring

Bedroom 2 with En-Suite: 13'2" x 12'1" deepening to 16'4" (4.01 x 3.68 deepening to 4.98)

Recessed ceiling lighting
Loft access hatch with ladder which leads to a partially flooring loft space
Triple glazed windows to the rear aspect

Double radiator
Fitted carpet

En-Suite Shower Room

Recessed ceiling lighting
Heated towel rail
Double shower cubicle enclosure with tiled walls & mains shower within
Floating design WC with a concealed cistern & a floating design vanity unit with a recessed wash basin & a mixer tap
Fitted mirror with integral lighting
Tiled flooring

Bedroom 3: 13'2" x 16'4" (4.01 x 4.98)

Recessed ceiling lighting
Double glazed Velux window to the front aspect
Triple glazed window to the front & rear aspects
Double radiator
Free standing wardrobes (these are to remain)
Fitted carpet

Bathroom: 11'3" maximum x 5'5" (3.42 x 1.64)

Recessed ceiling lighting
Double glazed Velux window
Tall chrome style heated towel rail
Bath with mixer tap & hand shower fitting
Press flush WC
Double width vanity unit with double width sink & mixer tap
Fitted mirror with integral lighting
Part tiled walls
Tiled flooring

Outside Accommodation

Low Maintenance Design Garden

Partly paved with a decking seating area with the remainder of the Garden laid with artificial grass
LPG tanks for the cooker & the Oil Boiler area located to the side of the Property
Outside Garden Tap as well as a 2nd Tap to the Front of the Property

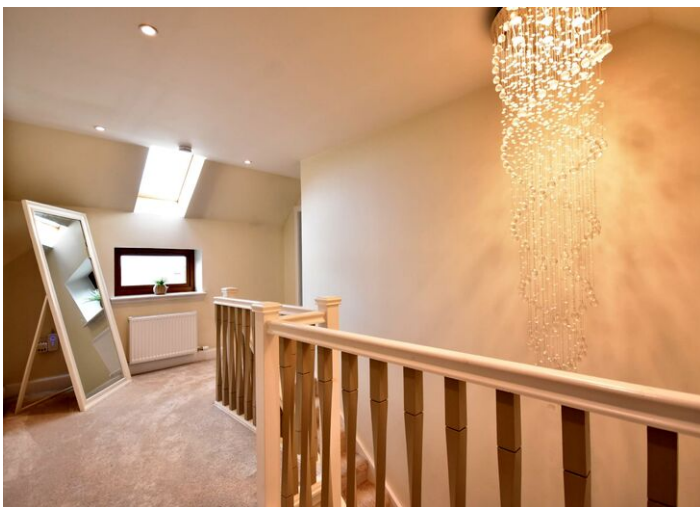
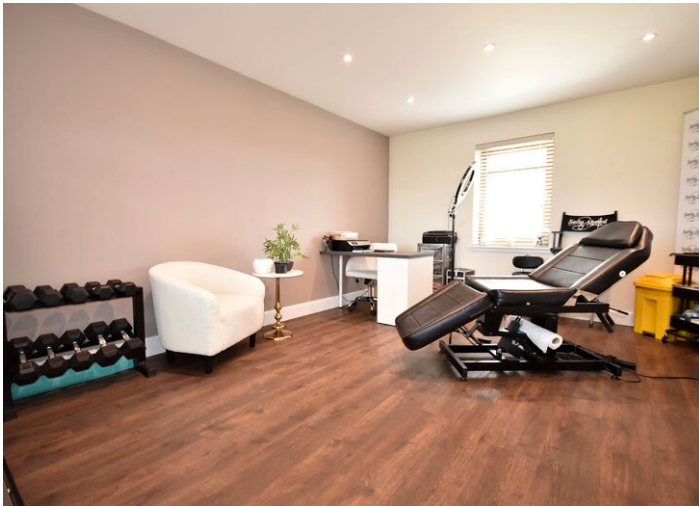
Driveway

Offers parking for several vehicles

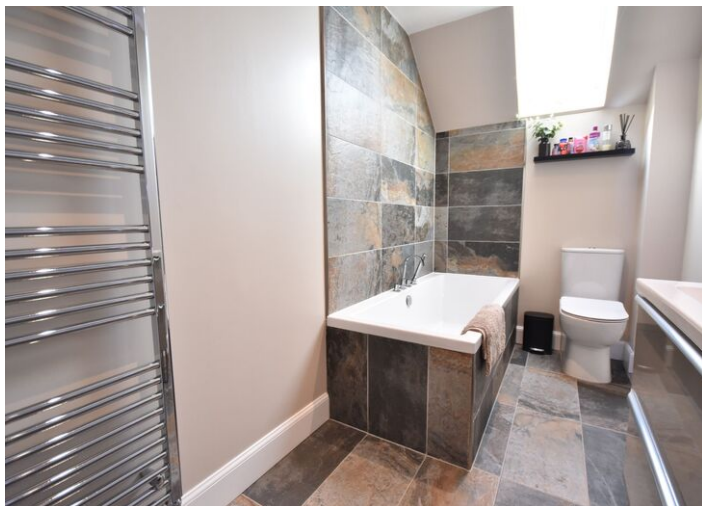
Note 1

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











Energy Performance Rate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Council Tax Band

Currently F

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.