Harper Macleod LLP
Estate Agents & Solicitors

Levack, Quarry Road, Lossiemouth, IV31 6ND

Offers over £470,000

Contemporary detached house situated in an elevated position with stunning uninterrupted views of Lossiemouth's East Beach, Estuary, Seatown and hills in the distance. The accommodation comprises entrance vestibule, hallway, lounge with dining area, dining kitchen, utility room, guest WC, four double bedrooms (one en-suite) and a family bathroom. The property which is in excellent order throughout further benefits from a recently fitted kitchen and marble fire surround and modern gas fire, double glazing, gas central heating, double integral garage with secure lockable storage room and a substantial garden with areas for outdoor dining and barbecue.

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ENTRANCE VESTIBULE
6'2" x 5'7" (1.88m x 1.71m)
Wooden entrance door; tile effect flooring; ceiling light fitting.

HALLWAY
Fitted carpet; inset ceiling spotlights.

LOUNGE/DINING ROOM
21'5" x 15'9" (6.54m x 4.82m)
Triple aspect to front, side and rear; magnificent views over the East Beach, River Lossie, Seatown and to the hills in the distance; recently installed marble fireplace with modern gas fire.; fitted carpet; ceiling and wall light fittings
(Dining Area: 3.32m x 2.94m)

DINING KITCHEN
17'5" x 12'6" (5.32m x 3.83m)
South facing windows and French doors leading to the balcony; recently fitted kitchen in white with Corian worktops; Quooker tap; built-in single electric oven, hob and hood; integrated dishwasher and full size fridge; tile effect flooring; inset ceiling spotlights.

UTILITY ROOM
10'9" x 5'7" (3.28m x 1.72m)
Window to side; range of base and wall units; plumbing and space for washing machine and tumble dryer; built-in storage cupboard housing the hot water tank.

GUEST WC
5'7" x 3'8" (1.72m x 1.12m)
Internal room; vanity mounted sink: WC; ceramic tile flooring; ceiling light fitting; extractor fan.

BEDROOM 2
11'6" x 10'6" (3.53m x 3.22m)
Window to front; double built-in wardrobes; fitted carpet; inset ceiling spotlights.

BEDROOM 3
11'7" x 10'11" (3.55m x 3.35m)
Window to side; double built-in wardrobes; fitted carpet; ceiling light fitting.

FAMILY BATHROOM
8'7" x 8'2" (2.64m x 2.49m)
Window to side; sink; WC; bath; spacious shower enclosure with mains shower; wall mounted towel radiator; tile effect flooring; inset ceiling spotlights.

STAIRCASE AND LOWER LANDING
11'6" x 9'9" (3.51m x 2.99m)
Fully glazed door to the rear garden; built-in under stair cupboard; wood effect flooring; ceiling light fitting.

BEDROOM 1
15'10" x 9'3" (4.83m x 2.82m)
Two windows to rear; range of built-in wardrobes; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM
7'10" x 5'1" (2.40m x 1.56m)
Internal room; vanity mounted sink and WC; spacious corner shower cubicle with mains shower; chrome towel radiator; tile effect flooring; inset ceiling spotlights.

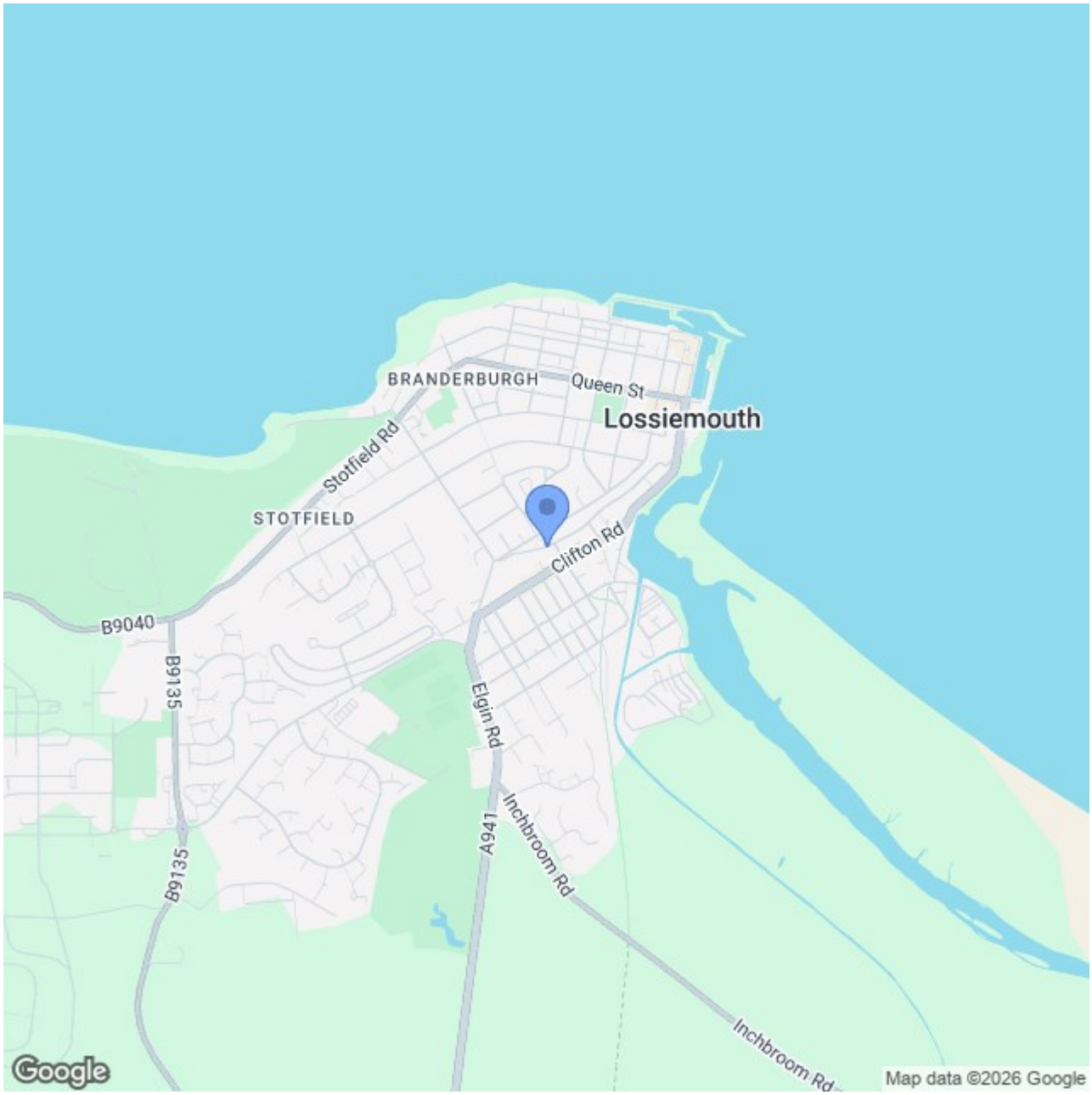
BEDROOM 4
13'1" x 11'5" (4.00m x 3.50m)
Full length windows; built-in storage space with fixings for wardrobe doors; fitted carpet; ceiling light fitting.

INTEGRAL DOUBLE GARAGE
Up and over door; recently built secure storage room currently used as a wine cellar; power and light.

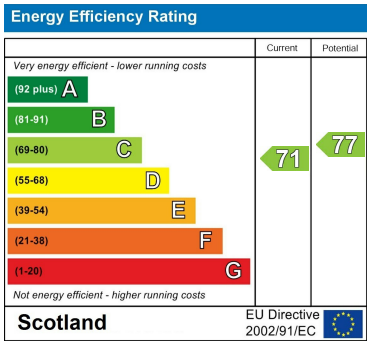
OUTSIDE
There is a substantial loc-block driveway to the front providing a good deal of off-street parking. The rear garden has a good size Patio area and immaculate lawn with well tended and mature borders.

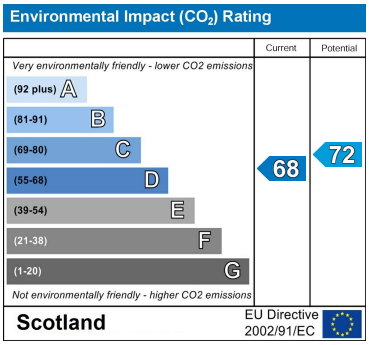
NOTES
Included in the asking price are all carpets and fitted floor coverings, all curtains and blinds; all light fittings, all bathroom, en-suite and guest WC fittings and the built-in electric oven, hob, hood, integrated dishwasher. fridge and TV in the kitchen.

Area Map



Energy Efficiency Graph





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