Harper Macleod LLP
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47/48 Seatown, Lossiemouth, IV31 6JJ

Offers over £225,000

Semi-detached stone built cottage nestled in the popular Seatown area of Lossiemouth. The cottage is located within easy walking distance of the seafront, east beach and the esplanade. The spacious accommodation comprises an entrance vestibule, sun room, lounge, kitchen, 3 double bedrooms, bathroom and a fully floored loft. The property further benefits from double glazing, gas central heating, courtyard front garden, off-street parking and a detached single garage.

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Entrance Vestibule
8'4" x 4'0" (2.56m x 1.23m)
Patio doors; integral window to lounge; feature stone wall; vinyl flooring.

Sun Room
31'1" 6'10" (9.49m 2.10m)
Glazed on two sides; alcove; wall light fittings; fitted carpet.

Lounge
14'9" x 14'4" (4.52m x 4.39m)
Dual aspect windows; fire place (capped) with tiled surround and hearth; fitted carpet; ceiling light fitting.

Hallway
Fitted carpet; ceiling light fitting; built-in storage cupboard; loft hatch.

Kitchen
14'0" x 11'3" (4.27m x 3.43m)
Window to rear; fitted kitchen, slot-in electric cooker; hood; plumbing for washing machine; space for fridge freezer; larder cupboard; vinyl flooring; florescent ceiling light fitting.

Bedroom 1
13'7" x 13'6" (4.15m x 4.13m)
Window to front; fitted carpet; ceiling light fitting.

Bedroom 2
13'6" x 10'3" (4.14m x 3.14m)
Window to rear; fitted carpet; ceiling light fitting.

Bathroom
9'10" x 4'11" (3m x 1.52m)
Frosted window to rear; sink; WC and bath with electric shower over; fitted carpet; inset ceiling spotlights.

Rear Hall
Fitted carpet; ceiling light fitting; built in storage cupboard houses the loft hatch with Ramsay ladder that leads to a fully floored loft with power, light, Velux windows and the gas boiler.

Bedroom 3
13'7" x 11'6" (4.16m x 3.53m)
Window to rear; fitted carpet; ceiling light fitting.

Single Garage
Detached single garage with an electric up and over door and side personnel door. Off-street parking in front of the garage.

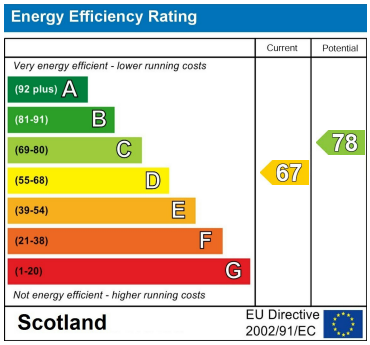
Outside
Fully enclosed courtyard front garden laid in slabs and chipped stones with mature shrubs, plants and flowers. There is a stone built garden shed with power and light and a coal shed. Two patio areas perfect for alfresco dining and BBQ's.

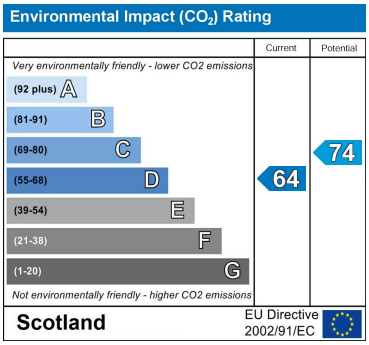
Notes
Included in the asking price are all carpets and fitted floor coverings; all light fittings, curtains and curtain poles; all bathroom fittings, the washing machine and the slot in electric cooker in the kitchen.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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