



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**35 King Street, Lossiemouth, IV31 6PL**

**Offers over £180,000**

\*\*\*\*Closing Date Set for offers: Thursday 25th June 2026 at 12 Noon\*\*\*\* Deceptively spacious end-terraced house situated in the popular Coastal town of Lossiemouth. The accommodation comprises entrance hallway, lounge, family room, kitchen, two double bedrooms, a family bathroom & two attic rooms. The property further benefits from double glazing, gas central heating, walled roof terrace and enclosed rear garden.

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**ENTRANCE HALLWAY**

UPVC & glazed door, wood effect flooring, ceiling light fitting.

**LOUNGE**

15'11" x 10'8" (4.87m x 3.27m)



Window to front, feature fireplace with gas fire, wood effect flooring, ceiling light fitting.

**FAMILY ROOM/DINING ROOM**

18'8" x 13'6" (5.69m x 4.12m)



Large picture window & French doors to the rear garden, plumbing & space for washing machine & tumble dryer, wood effect flooring, ceiling light fitting.

**KITCHEN**

8'5" x 9'1" (2.59m x 2.77m)



Internal room, range of base & wall units, built-in single electric oven, 4 ring gas hob & hood, integrated dishwasher, built-in larder, wood effect flooring, ceiling light fitting.

**STAIRCASE & LANDING**



Window to front, fitted carpet, two ceiling light fittings, staircase to the attic rooms.

**BEDROOM 1**

16'2" x 10'10" (4.94m x 3.32m)



Window to front, wood effect flooring, ceiling light fitting.

**DRESSING ROOM/STUDY**

8'9" x 6'2" (2.69m x 1.88m)



UPVC & glazed door leading to the walled roof terrace, triple built-in wardrobes, wood effect flooring, ceiling light fitting.

**BEDROOM 2**

14'9" x 11'5" (4.50m x 3.50m)



Window to front, range of built-in wardrobes, wood effect flooring, ceiling light fitting

**BATHROOM**

12'3" x 9'3" (3.74m x 2.82m)



Window to rear, vanity mounted sink, WC, bidet, corner bath & shower cubicle with mains shower, built-in storage cupboard, wood effect flooring, ceiling light fitting.

### ATTIC ROOM 1



Velux window to rear, wood effect flooring, ceiling light fitting.

### ATTIC ROOM 2



Velux windows to front & rear, wood effect flooring, ceiling light fitting.

### OUTSIDE

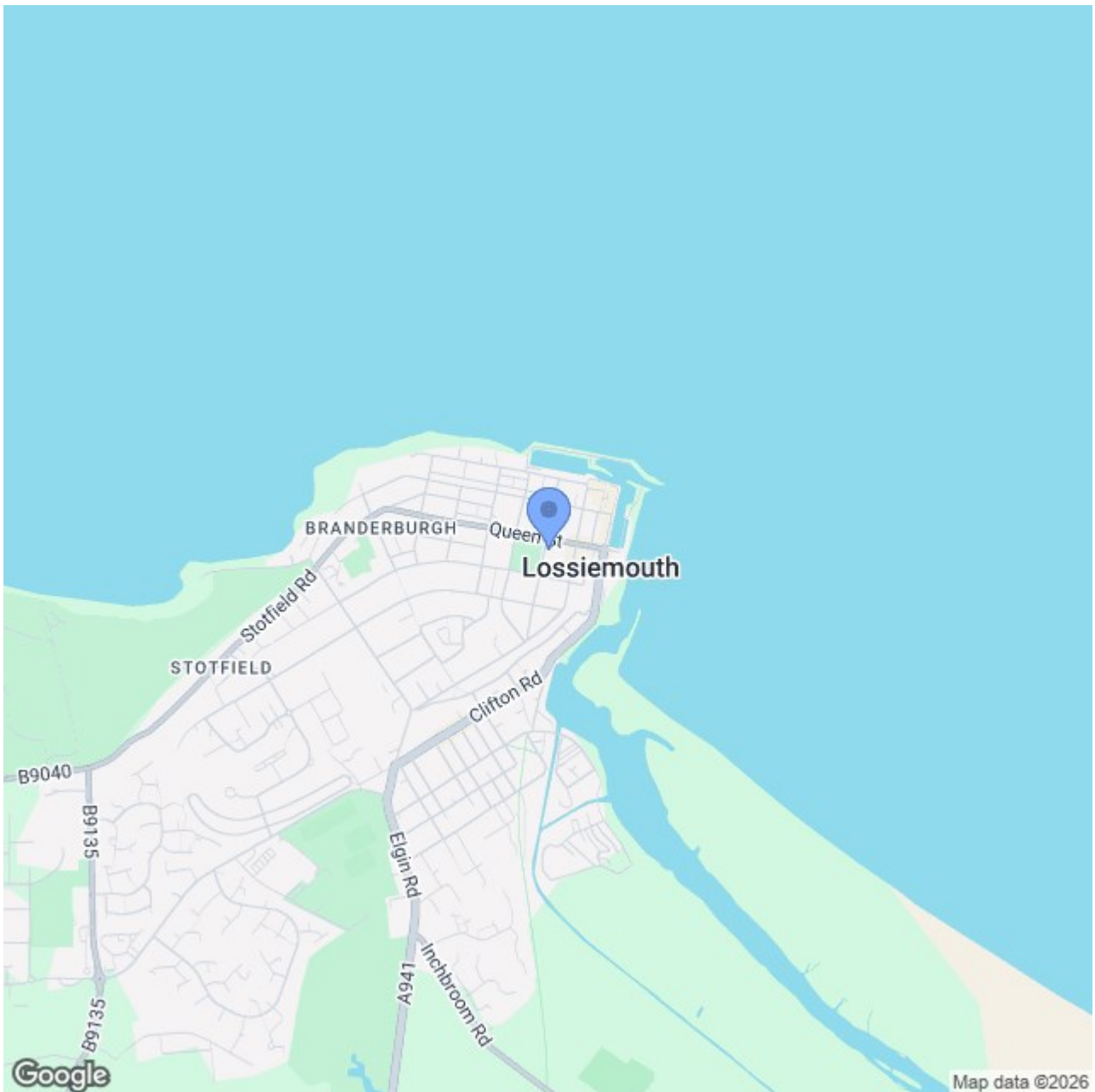


The rear garden is fully enclosed with a Patio area, area of lawn, and bordered with mature shrubs.

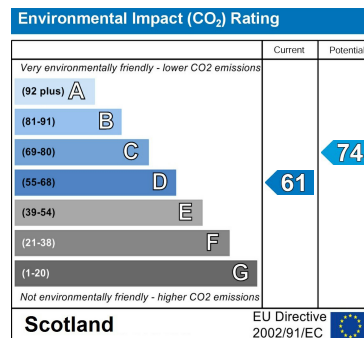
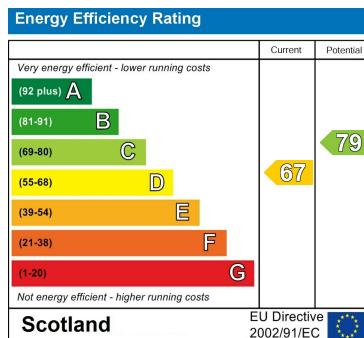
### NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven, hob, hood & integrated dishwasher 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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