



**Harper
Macleod LLP**
Estate Agents & Solicitors



Ivy Cottage Tullochs Brae, Lossiemouth, IV31 6QY

Offers over £225,000

Ivy Cottage is in a sought after location, close to Lossiemouth's West Beach and Moray Golf Club. Whilst in need of some upgrading and modernisation, this property would make an ideal family home. The accommodation comprises on the ground floor, entrance hallway, lounge, conservatory, sitting room, kitchen, double bedroom and a shower room and on the first floor a further two double bedrooms with views over the rooftops to the beach and the Moray Firth. The property further benefits from gas central heating, some double glazing, garage and garden.

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ENTRANCE HALLWAY



Wooden and glazed entrance door; fitted carpet; ceiling light fitting.

BEDROOM 1

12'5" x 11'1" (3.80m x 3.40m)



Window to front; built-in storage cupboard; shelved recess with storage below; fitted carper; ceiling light fitting; two wall light fittings.

SHOWER ROOM

10'5" x 7'2" (3.19m x 2.19m)



Window to rear; sink; WC and shower cubicle with mains shower; vinyl flooring; ceiling light fitting.

SITTING ROOM

12'3" x 11'1" (3.75m x 3.38m)



Window to front; stone fire surround with open fire; fitted carpet; ceiling light fitting.

REAR HALLWAY

Window to side; fitted carpet; ceiling light fitting; hatch to the fully floored loft space.

KITCHEN

12'5" x 9'4" (3.80m x 2.86m)



Window to side and window looking into the rear hallway; range of base and wall units; slot-in gas cooker; Bosch washing machine; slimline dishwasher; Hotpoint fridge freezer; ceramic tile flooring; ceiling light fitting.

LOUNGE

16'0" x 12'8" (4.89m x 3.87m)



Window to rear; Patio doors to the Conservatory; recessed log-burner; Maple wood flooring; ceiling light fitting.

CONSERVATORY

15'8" x 7'11" (4.79m x 2.43m)



Glazed on three sides; Polycarbonate roof; carpet tile flooring; door to garden.

STAIRCASE AND LANDING



Window to front; range of built-in storage cupboards; fitted carpet; inset ceiling spotlights

BEDROOM 2

11'8" x 10'5" (3.57m x 3.18m)



Window to front; fitted carpet; inset ceiling spotlight.

BEDROOM 3

11'6" x 9'3" (3.52m x 2.83m)



Window to front; double built-in wardrobe; two storage cupboards; fitted carpet; inset ceiling spotlights.

GARAGE

Up and over door; power and light and housing the gas central heating boiler.

OUTSIDE



The garden to the front is bound by a stone wall and planted with mature shrubs. The garden to the side and rear is mainly grass with some mature trees and shrubs; good size wooden workshop; greenhouse; rotary clothes dryer.

NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings; the slot-in gas cooker; dishwasher and fridge freezer in the kitchen and the wooden shed and rotary clothes dryer in the garden.

COUNCIL TAX BAND: C

VIEWING CONTACT SELLING AGENT ON 01343 555150





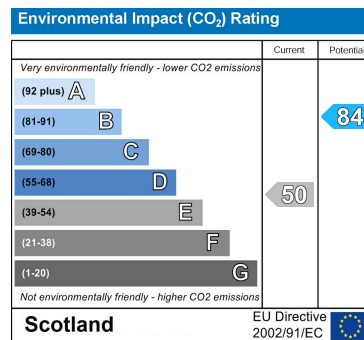
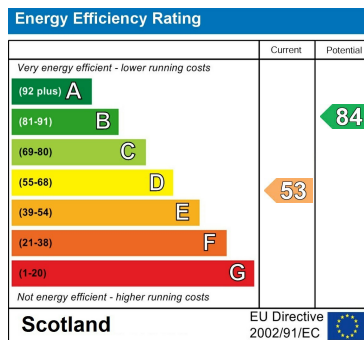
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Area Map



Energy Efficiency Graph



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