



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**77 Queen Street, Lossiemouth, IV31 6BQ**

**Offers over £315,000**

Traditional detached house situated in the heart of the coastal town of Lossiemouth and within close proximity to the two beautiful sandy beaches, harbour and Moray Golf Club. The accommodation comprises on the ground floor, entrance hallway, lounge, dining kitchen, family room with kitchenette, shower room, double bedroom and on the first floor, three further bedrooms and a bathroom. The layout lends itself to having a self-contained one bedroom flat within the property and further benefits from double glazing, gas central heating and garden.

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**ENTRANCE HALLWAY**

18'6" x 5'2" (5.64m x 1.60m)



uPVC and glazed entrance door; wood effect flooring; ceiling light fitting.

**FAMILY ROOM/KITCHENETTE**

18'0" x 15'11" (5.50m x 4.86m)



Double aspect to front and rear; wall mounted TV bracket; range of wood effect base and wall kitchen units; built-in single electric oven, hob and hood; plumbing and space for washing machine; space for under counter fridge; wood effect flooring; inset ceiling spotlights and ceiling light fitting; door to the rear garden.

**LOUNGE**

15'10" x 10'7" (4.84m x 3.24m)



Double aspect to front and side; feature fireplace with electric fire; shelved recess; fitted carpet; ceiling light fitting.

**DINING KITCHEN**

15'5" x 11'6" (4.70m x 3.53m)



Window to rear; range of base and wall units in cream; built-in single electric oven, hob and hood; plumbing and space for washing machine; tile effect flooring; ceiling light fitting.

**GROUND FLOOR BEDROOM**

11'5" x 8'6" (3.50m x 2.60m)

Window to rear; built-in wardrobe; bare floorboards; ceiling light fitting.

**SHOWER ROOM**

6'0" x 5'6" (1.84m x 1.68m)



Window to side; sink; WC and recessed shower cubicle with electric shower; vinyl flooring; ceiling light fitting.

**REAR VESTIBULE**

Wooden staircase leads to a fully lined loft room with skylight window.

**STAIRCASE AND LANDING**

19'8" x 6'10" (6.0m x 2.09m)



Window to front; fitted carpet; ceiling light fitting.

**BEDROOM 1**

18'0" x 11'5" (5.50m x 3.50m)



Double aspect to front and rear; wood effect flooring; ceiling light fitting.

**BEDROOM 2**

15'9" x 10'8" (4.82m x 3.26m)



Double aspect to front and rear; double built-in wardrobes; wall mounted TV bracket; fitted carpet; ceiling light fitting.



#### BEDROOM 4

10'1" x 8'6" (3.09m x 2.61m)



Window to rear; built-in wardrobe; fitted carpet; ceiling light fitting.

#### FAMILY BATHROOM

10'3" x 8'0" (3.13m x 2.44m)



Velux window to rear; corner bath; sink; WC and spacious shower enclosure with mains shower; towel radiator; vinyl flooring; inset ceiling spotlights.

#### OUTSIDE



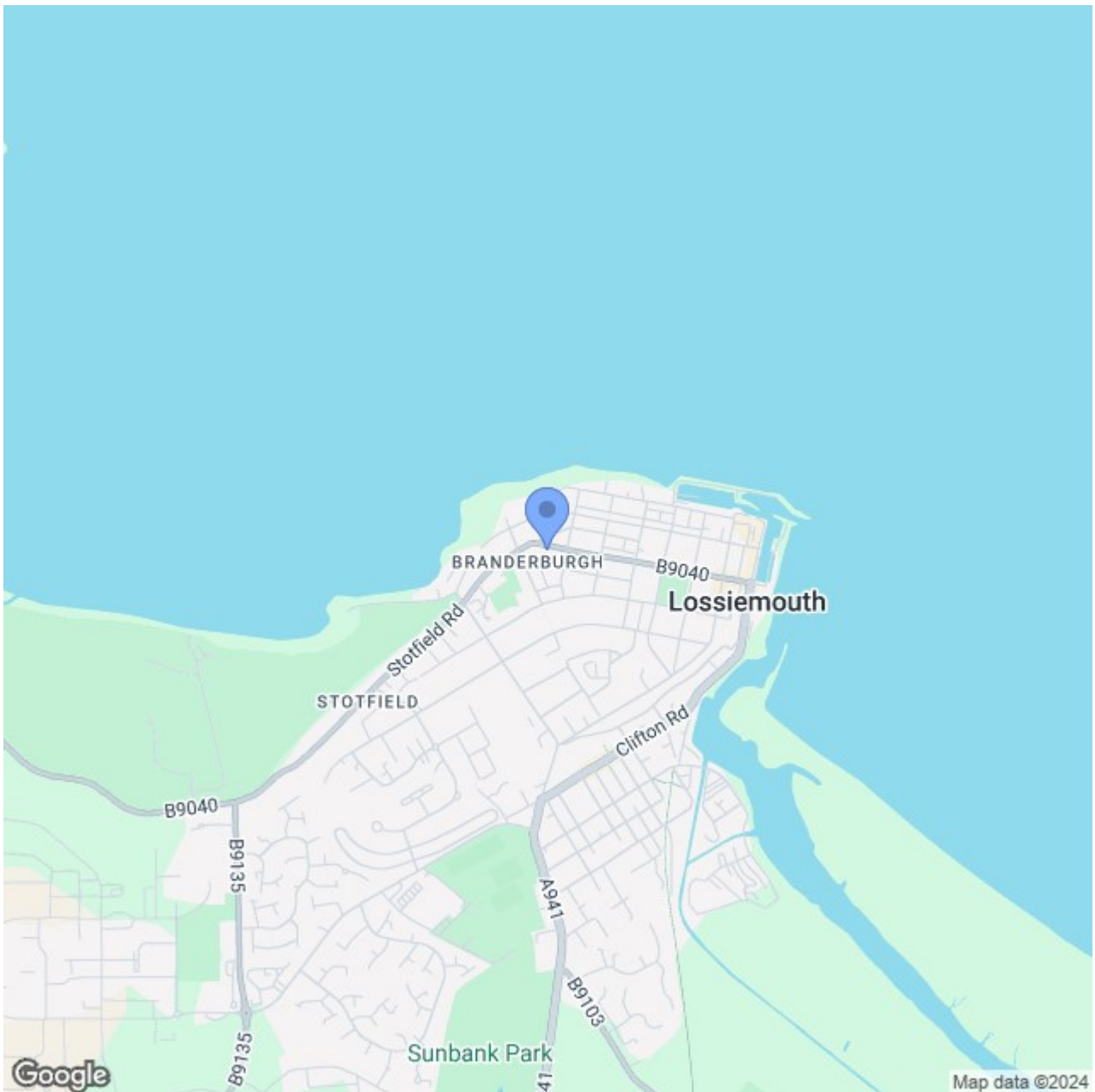
The garden is to the rear and fully enclosed with paved areas and laid to lawn on the upper level and bordered with mature shrubs and trees; two brick out buildings; wooden garden shed; rotary clothes dryer.

#### NOTES

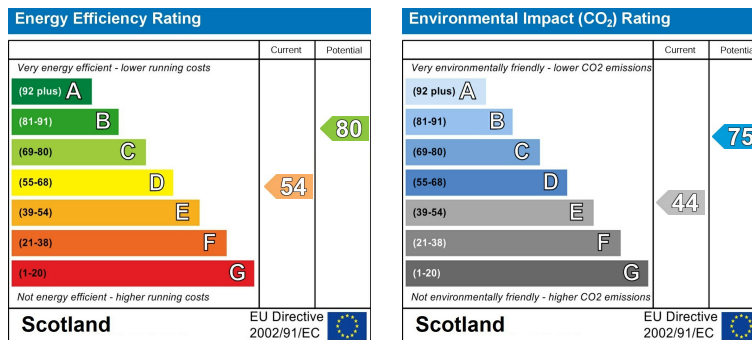
Included in the asking price are all carpets and fitted floor coverings all light fittings; all bathroom and shower room fittings; the built-in electric ovens, hobs and hoods in the kitchen and kitchenette and the shed and rotary clothes dryer in the garden.

**VIEWING CONTACT SELLING AGENT 01343 555150**

## Area Map



## Energy Efficiency Graph



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