



**Harper
Macleod LLP**
Estate Agents & Solicitors



43 Macduff Street, Lossiemouth, IV31 6EP

Offers over £175,000

Traditional two bedroom end-terraced bungalow situated in the popular coastal Town of Lossiemouth, within walking distance to the East Beach and local shops & restaurants. The accommodation comprises: entrance hallway, lounge, kitchen, two bedrooms, shower room and attic space which may be suitable for conversion, subject to the usual planning constraints. The property has recently been upgraded by the current owner and further benefits from double glazing Hive-controlled gas central heating, garden and on-street parking.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY



UPVC and glazed entrance door; inset ceiling spotlights; hatch to the attic space; wood effect flooring.

BEDROOM 1

15'11" x 11'5" (4.87m x 3.48m)



Windows to front and side; inset ceiling spotlights; fitted carpet; concealed storage space housing the electric consumer units; recessed shelving.

BEDROOM 2

11'10" x 8'0" (3.61m x 2.44m)



Window to rear; ceiling light fitting; wood effect flooring; fixed hanging rails and shelving.

SHOWER ROOM

11'9" x 5'0" (3.59m x 1.54m)



Window to rear; ceiling light fitting; walk-in shower cubicle with mains fed shower; WC; vanity mounted sink; LED illuminated mirror with demister; space and plumbing for washing machine and tumble dryer; fixed shelving; wall mounted chrome heated towel radiator; extractor fan; wood effect flooring.

LOUNGE

15'8" x 12'5" (4.79m x 3.81)



Window to front; ceiling light fitting; fitted carpet; recessed shelving; opening through to kitchen.

KITCHEN

14'7" x 13'11" (4.46m x 4.26m)



Windows to rear and UPVC door leads out to the rear; two ceiling light fittings; vinyl flooring; Leisure Cuisinemaster range cooker; sink and drainer with additional instant boiling water tap; American-style fridge freezer; dishwasher.

ATTIC SPACE

38'3" x 13'3" (11.67m x 4.04m)



Floored with power and light.

OUTSIDE

Access to the rear of the property is via a shared lane from Allan Lane and also leads to the private fully enclosed rear garden which is laid mainly to gravel with an area of decking; wooden shed.

NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds, all shower room fittings, the Leisure range cooker, American-style fridge freezer and dishwasher in the kitchen and the wooden shed in the garden.

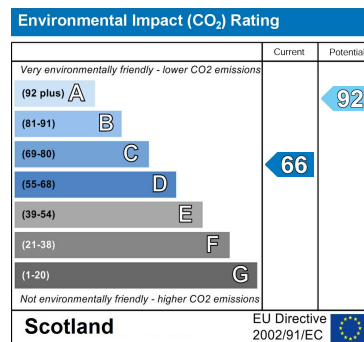
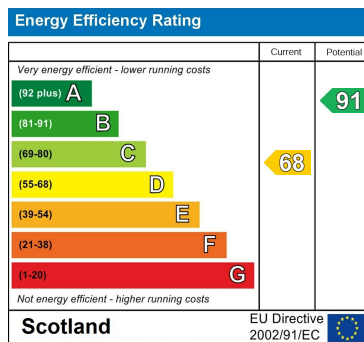
Council Tax Band: B

Viewings: Contact selling agent on 01343 555150.

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.