



**Harper
Macleod LLP**
Estate Agents & Solicitors



Crannoch Dunbar Street, Lossiemouth, IV31 6RD

Offers over £400,000

Crannoch is an ideal family home, recently upgraded to a high standard by the current owners and set in a substantial amount of garden ground and with views over the rooftops to the Moray Firth. Located in the popular coastal town of Lossiemouth, the property is a short walk from the Moray Golf Club and the beautiful West Beach. The accommodation comprises entrance porch, hallway, lounge, dining kitchen, three double bedrooms and a bathroom on the ground floor and on the first floor a master suite comprising spacious bedroom, en-suite shower room, a dressing room and study. The property which is in excellent order throughout further benefits from double glazing, gas central heating, a fully plumbed laundry shed, a summerhouse, spacious garden, double garage and a driveway.

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ENTRANCE PORCH

7'10" x 4'2" (2.39m x 1.28m)

Composite entrance door; window to front; ceramic tile flooring; ceiling light fitting.

HALLWAY



Solid Oak flooring; two built-in storage cupboards; two ceiling light fittings.

BEDROOM 3

13'4" x 12'6" (4.08m x 3.83m)



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

BEDROOM 4

13'3" x 10'0" (4.06m x 3.06m)



Window to rear; double built-in wardrobe; spacious built-in storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 2

15'3" x 13'5" (4.66m x 4.10m)



Bay window with window seat/storage unit; shelved recess; solid Oak flooring; ceiling light fitting.

BATHROOM

6'3" x 6'3" (1.92m x 1.91m)



Window to side; vanity mounted sink and WC; bath with mains shower over; chrome towel radiator; ceramic tile flooring; inset ceiling spotlights; extractor fan.

LOUNGE

14'10" x 13'6" (4.53m x 4.13m)



Bay window to front; window to side; cast iron open fire with wooden surround; solid Oak flooring; ceiling light fitting.

DINING KITCHEN

23'7" x 12'1" (7.19m x 3.70m)



Double aspect to side and rear; French doors to the rear garden; recently fitted kitchen in painted wood effect; Belfast sink; Rangemaster dual fuel stove style cooker and hood; integrated dishwasher, fridge and freezer; solid Oak flooring; inset ceiling spotlights.

STAIRCASE AND LANDING

Picture window to rear overlooking the spacious garden; Oak and glass balustrade; fitted carpet; ceiling light fitting.

MASTER SUITE

BEDROOM 1

14'11" x 13'2" (4.57m x 4.03m)



Bay window to front; walk-in storage space housing the hot water tank; fitted carpet; inset ceiling spotlights.

EN-SUITE SHOWER ROOM



Internal room; vanity mounted sink; WC and corner shower cubicle with mains shower; chrome towel radiator; ceramic tile flooring; inset ceiling spotlights; extractor fan.

DRESSING ROOM

12'5" x 9'5" (3.81m x 2.88m)

Velux window to side; range of fixed shelving and hanging rails; fitted carpet; ceiling light fitting.

STUDY

6'6" approx x 4'1" (2m approx x 1.25m)

Internal room; fitted carpet; wall light fitting; usb and electric sockets.

LAUNDRY SHED



Wooden shed located just to the rear of the property and fully plumbed for washing machine; space for tumble dryer and fridge freezers.

SUMMER HOUSE



Spacious summer house with electric and plumbed with cold water only; fitted carpet; ceiling strip light fittings.

DOUBLE GARAGE



Spacious double garage; electric up and over door; power and light.

OUTSIDE

Crannoch is set in a spacious, well tended and productive garden. The garden to the front is laid to lawn which runs round to the west side of the property. A planted border lies to the side of the spacious driveway providing off-street parking for several cars. The fully enclosed rear garden is laid mainly to lawn with planted borders and mature shrubs and trees. An area to the rear of the garden has been fenced off and is also laid to lawn with raised beds for planting; a poly tunnel; a paved and netted area for raspberry canes and fruit bushes; enclosed bin store.



NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and en-suite fittings; the Rangemaster cooker, hood, integrated dishwasher, fridge and freezer in the kitchen, the summerhouse, utility shed (excluding the white goods) poly tunnel and rotary clothes dryer in the garden.

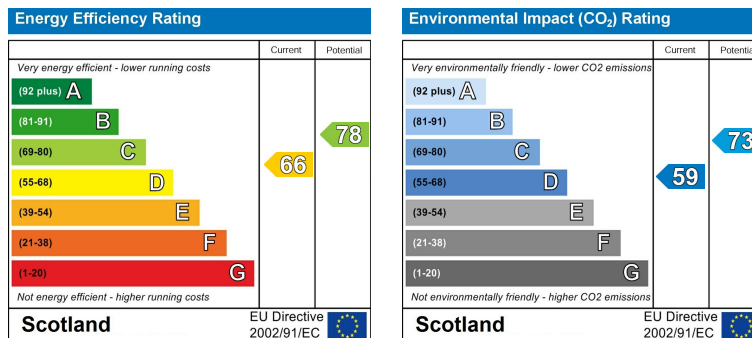
Council Tax Band: E

**VIEWING CONTACT THE SELLING AGENT ON
01343 555150**

Area Map



Energy Efficiency Graph



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