



**Harper
Macleod LLP**
Estate Agents & Solicitors



110 Dunbar Street, Lossiemouth, IV31 6RE
Offers over £295,000

Detached bungalow situated in a quiet lane in one of Lossiemouth's sought after residential areas. With two beautiful beaches, Golf course and harbour, Lossiemouth is one of the North East of Scotland's premier coastal locations. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, utility room, three double bedrooms (one en-suite) and a single bedroom which is currently used as a sitting room and a family bathroom. The property which is in excellent order throughout has been upgraded to a high standard by the current owner and further benefits from double glazing, gas central heating, integral garage, garden and driveway.

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 VESTIBULE

5'6" x 4'0" (1.70m x 1.23m)

uPVC and glazed entrance door recently fitted by the current owner; cupboard housing the electric consumer units; wood effect flooring; ceiling light fitting.

HALLWAY



Built-in storage cupboard; hatch to the loft space; fitted carpet; ceiling light fitting; two inset ceiling spotlights.

LOUNGE

16'11" x 15'8" (5.17m x 4.78m)



Window to front; feature fireplace with mains fed gas fire; fitted carpet; wall light fittings.

DINING KITCHEN

14'0" x 11'1" (4.29m x 3.40m)



Window to rear; recently fitted kitchen; built-in double Neff oven, 4 ring electric hob and hood; integrated fridge freezer and dishwasher; wood effect flooring; ceiling light fitting and inset ceiling spotlights.

UTILITY ROOM

9'1" x 8'9" (2.78m x 2.68m)

Window and door to the rear garden; door to the integral garage; range of base and wall units; plumbing and space for washing machine; space for tumble dryers built-in cupboard housing the gas central heating boiler; vinyl flooring; ceiling light fitting.

BEDROOM 4

10'11" x 9'11" (3.34m x 3.03m)



Patio doors to the rear garden; fitted carpet; ceiling light fitting.

FAMILY BATHROOM

10'11" x 6'7" (3.33m x 2.01m)



Window to rear; vanity mounted sink; wc and bath; spacious shower enclosure with mains shower; Chrome towel radiator; wood effect flooring; inset ceiling spotlights.

BEDROOM 1

13'2" x 10'11" (4.02m x 3.34m)



Window to rear; built-in wardrobes with storage above; fitted carpet; ceiling and wall lights fittings.

EN-SUITE SHOWER ROOM

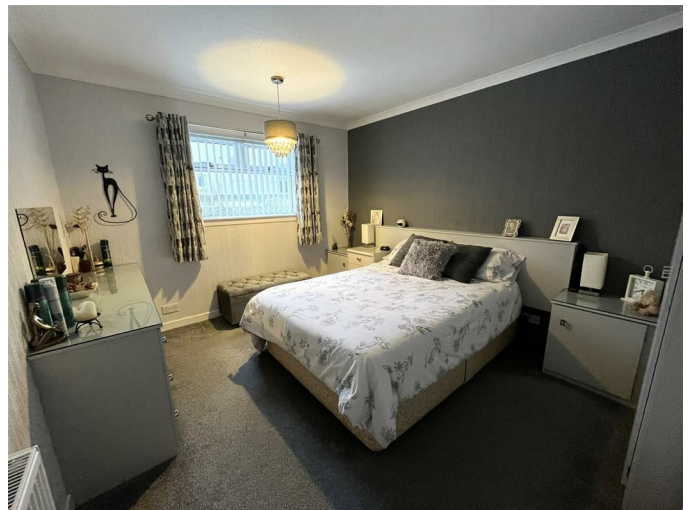
7'3" x 3'1" (2.22m x 0.96m)



Internal room; sink, wc and shower cubicle with electric shower; Chrome towel radiator; wood effect flooring; inset ceiling spotlights.

BEDROOM 3

13'0" x 10'7" (3.97m x 3.24m)



Window to front; built-in wardrobe with storage above; fitted carpet; ceiling light fitting.

BEDROOM 2

12'11" x 11'9" (3.95m x 3.60m)



Window to front; two built-in wardrobes; fitted carpet; ceiling light fitting.

GARAGE



Remote control electric door; power; light; window and personnel door to the rear garden; door to the utility room.

OUTSIDE

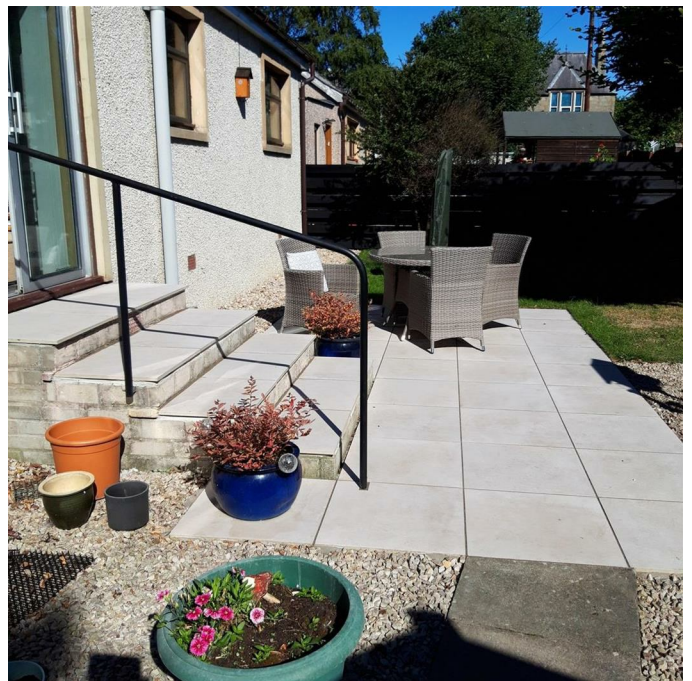


The garden to the front is laid with low maintenance gravel with mature planted borders. A driveway provides off-street parking.

The rear garden has been recently landscaped with a new Porcelain slab patio area; area of lawn; low maintenance gravel; mature planted borders; wooden garden shed.

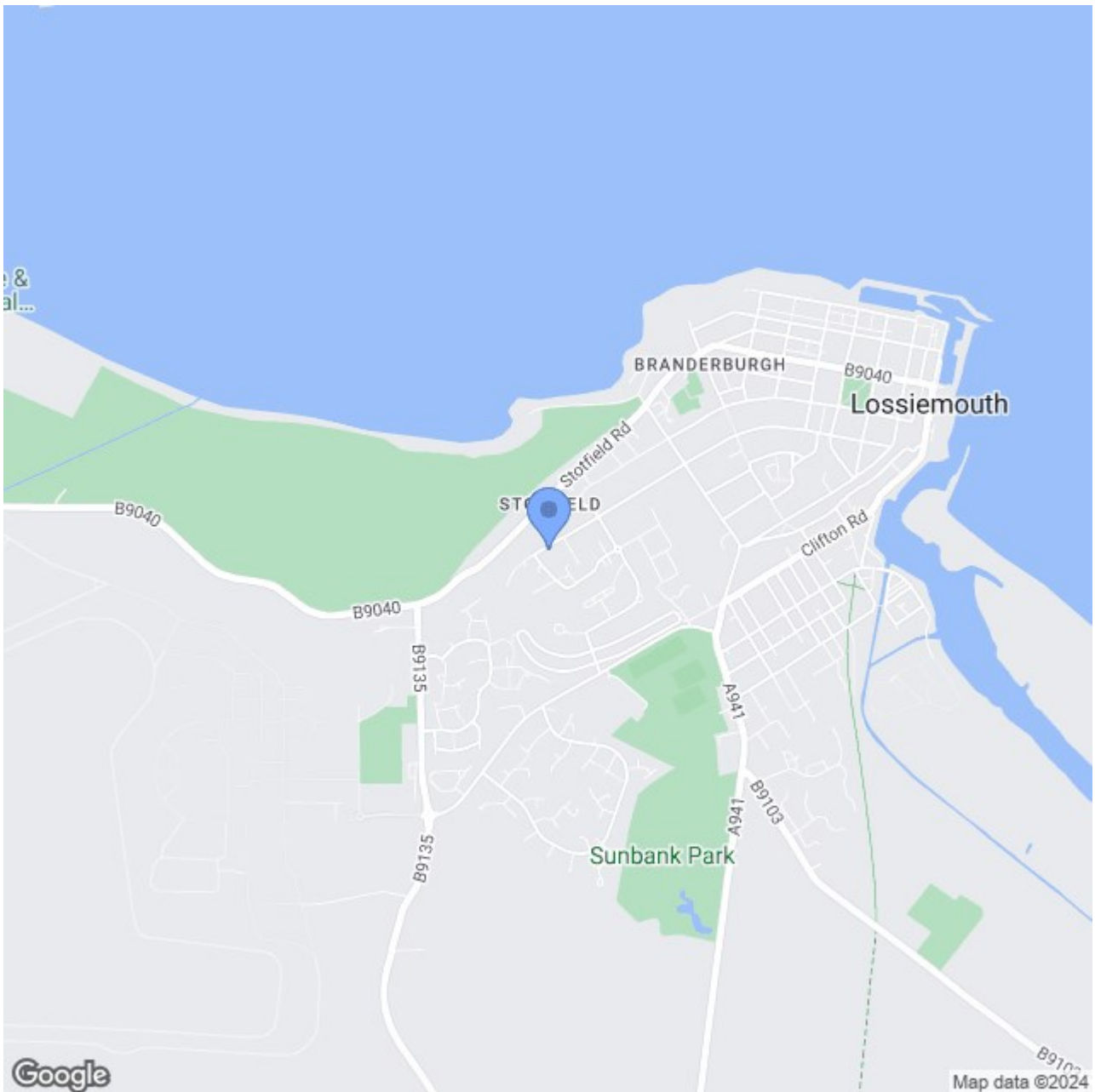
NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom and en-suite shower room fittings, the built-in double oven, hob, hood and integrated fridge freezer and dishwasher in the kitchen and the wooden garden shed in the garden.

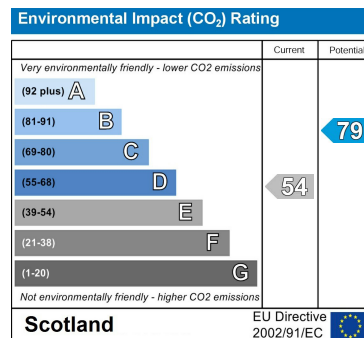
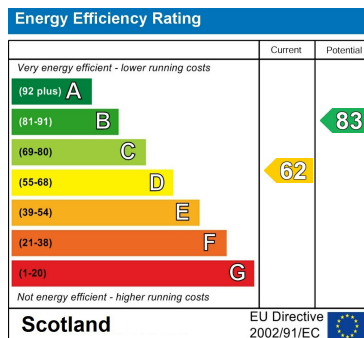


**VIEWING CONTACT THE SELLING AGENT ON
01343 555150**

Area Map



Energy Efficiency Graph



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