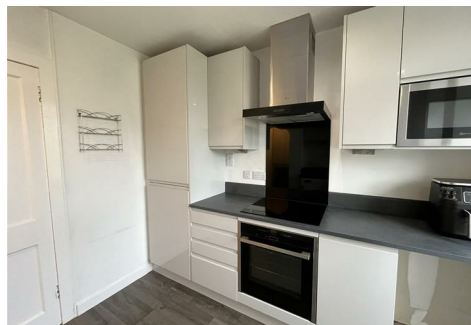




**Harper
Macleod LLP**
Estate Agents & Solicitors



58 Dunbar Street, Lossiemouth, IV31 6AN

Offers over £130,000

Ground floor three bedroom flat situated in a popular residential area of Lossiemouth & with views from the front over to the Moray Firth. The accommodation comprises entrance hallway, lounge, kitchen, three bedrooms & a shower room. The property further benefits from double glazing gas central heating & a rear garden.

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

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ENTRANCE HALLWAY

UPVC & glazed entrance door, spacious under stair storage cupboard, fitted carpet, two ceiling light fittings.

LOUNGE

14'11" x 11'0" (4.55m x 3.36m)



Window to front, built-in cupboard housing the gas central heating boiler, fitted carpet, ceiling light fitting.

KITCHEN

10'8" x 8'11" (3.26m x 2.73m)



Windows to rear, fitted kitchen in grey gloss, integrated fridge freezer, & dishwasher, built-in single electric oven, hob & hood, integrated wine fridge, plumbing & space for washing machine, wood effect flooring, inset ceiling spotlights.

BEDROOM 1

14'1" x 8'3" (4.31m x 2.53m)



Window to rear, recessed wardrobe space, fitted carpet, ceiling light fitting.

BEDROOM 2

11'2" x 9'2" (3.42m x 2.80m)



Window to front, fitted carpet, ceiling light fitting.

BEDROOM 3

9'10" x 7'8" (3.01m x 2.35m)



Window to front, fitted carpet, ceiling light fitting.

SHOWER ROOM

5'11" x 5'10" (1.81m x 1.80m)



Window to rear, sink, WC & shower enclosure with mains shower, towel radiator, ceramic tile flooring, inset ceiling spotlights.

OUTSIDE



The rear garden has an area of lawn, decking & patio area, wooden garden shed.

NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room fittings, the oven, hob & hood, the integrated dishwasher, fridge freezer & wine fridge in the kitchen, and the wooden shed in the garden.

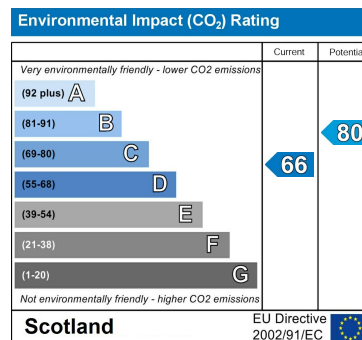
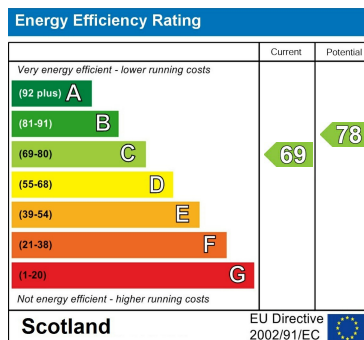
Council Tax Band: A

Viewing Arrangements: Contact Selling Agent on 01343 555 150

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.

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