



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



### **3 Hythehill Place, Lossiemouth, IV31 6NH**

**Offers over £235,000**

Detached three bedroom bungalow situated in the heart of the popular coastal town of Lossiemouth and within short walking distance of Moray Golf Club and the West Beach. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, three bedrooms and a shower room. The property further benefits from double glazing, electric heating, garage, garden and a good deal of off-street parking.

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

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**ENTRANCE VESTIBULE**

6'0" x 3'10" (1.85m x 1.19m)

Wooden entrance door; double built-in cloak cupboard; ceramic tile flooring; ceiling light fitting.

**HALLWAY**



Double built-in storage cupboard housing the hot water tank; hatch to the loft space; ceramic tile flooring; ceiling light fitting.

**LOUNGE**

18'2" x 15'0" (5.54m x 4.58m)



Window to front; fire surround with electric fire; fitted carpet; ceiling light fitting.

**DINING KITCHEN**

16'11" x 12'5" (5.17m x 3.79m)



Window to front; fitted kitchen in light wood effect; built-in double electric oven; hob and hood; plumbing and space for washing machine and dishwasher; vinyl flooring; two ceiling light fittings; space for dining table and chairs.

**BEDROOM 1**

14'6" x 9'10" (4.43m x 3.02m)



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

**BEDROOM 2**

14'9" x 8'11" (4.50m x 2.73m)



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

**BEDROOM 3**

10'11" x 8'4" (3.33m x 2.55m)



Window to rear; fitted carpet; ceiling light fitting.

**SHOWER ROOM**

8'10" x 5'4" (2.71m x 1.64m)



Window to side; sink; WC and shower enclosure with electric shower; towel radiator; vinyl flooring; ceiling light fitting.

**GARAGE**

Up and over door; power and light

**OUTSIDE**

The garden to the front has a neat area of lawn and a driveway provides off street parking. The raised beds bordering the garden to the front are all low maintenance gravel with mature shrubs. The rear garden is mainly lawn with a patio area.

**NOTES**

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings and the built-in double electric oven, hob and hood in the kitchen

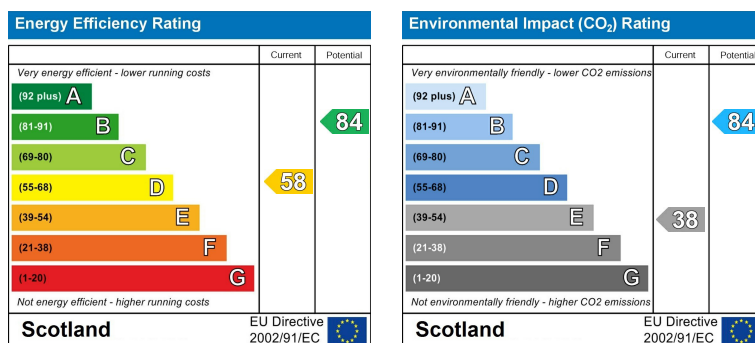
**VIEWING CONTACT SELLING AGENT 01343 555150**



## Area Map



## Energy Efficiency Graph



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