



**Harper
Macleod LLP**
Estate Agents & Solicitors



Abbotsford, Kimberley Street, Lossiemouth, IV31 6BS

Offers over £370,000

Abbotsford is a traditionally built house situated in the heart of Lossiemouth which has been tastefully upgraded and modernised to form a comfortable family home. The Moray Golf Club and Lossiemouth's famous West Beach are only a short walk from the property. The accommodation comprises storm porch, hallway, lounge, open plan dining kitchen, dining room/sitting room, guest WC/utility room, three double bedrooms (one with en-suite bathroom and dressing room) and a shower room. The property which is in excellent order throughout further benefits from double glazing, gas central heating, garage and garden.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

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

STORM PORCH

Double storm doors; quarry tiles.

HALLWAY



Built-in under stair storage cupboard; wood effect flooring; ceiling light fitting.

LOUNGE

16'2" x 12'7" (4.95m x 3.85m)



Bay window to front; feature fireplace with recessed log burning stove; wood effect flooring; ceiling light fitting; open plan through to dining kitchen.

DINING KITCHEN

19'0" x 12'1" (5.80m x 3.70m)



Window to rear; well fitted kitchen with central island in gloss finish; built-in induction hob; oven; microwave; warming drawer; extractor; fridge freezer and dishwasher; wood effect flooring and inset ceiling spotlights.

DINING ROOM/SITTING ROOM

20'6" x 12'9" (6.25m x 3.90m)



Bay window to front; feature fireplace with open fire and ornately carved surround; glass fronted recess; wood effect flooring; ceiling light fitting.

UTILITY ROOM/GUEST WC
11'5" x 6'4" (3.50m x 1.95m)



Combined utility room and guest WC; stable style door to the rear garden; fixed shelving and base unit; plumbing and space for washing machine; space for tumble dryer; stainless steel sink and drainer; WC and wash sink; wood effect flooring; ceiling light fitting; ceiling pulley.

STAIRCASE AND LANDING



Carpeted staircase leads to a half landing where the staircase splits to the front and rear; ceiling light fitting.

BEDROOM 1
16'0" x 12'7" (4.90m x 3.85m)



Windows to front and side; shelved recess; fitted carpet; ceiling light fitting; open plan to dressing room

DRESSING ROOM
7'6" x 6'6" (2.30m x 2m)

This was previously used as a bedroom and the door to the landing has been retained so it could be reinstated as a bedroom if required; window to front; range of fixed hanging rails and shelving; fitted carpet; ceiling light fitting.

EN-SUITE BATHROOM
8'10" x 8'4" (2.70m x 2.55m)



Velux window to rear; bath; vanity mounted sink; WC and spacious shower cubicle with mains shower; wall mounted chrome towel radiator; ceramic tile flooring; inset ceiling spotlights.

BEDROOM 2

16'2" x 12'8" (4.95m x 3.88m)



Double aspect to front and rear; fitted carpet; ceiling light fitting.

BEDROOM 3

11'5" x 8'2" (3.50m x 2.50m)



Triple aspect; built in cupboard housing the boiler and hot water tank; fitted carpet; ceiling light fitting.

SHOWER ROOM

9'0" x 2'11" (2.75m x 0.90m)



Internal room; vanity mounted sink; WC and shower cubicle with mains shower; ceramic tile flooring; inset ceiling spotlight.

GARAGE

Single garage with electric door and adjoining workshop/shed. Vehicle access is from Stotfield Road and there is a personnel door into the back garden.

OUTSIDE



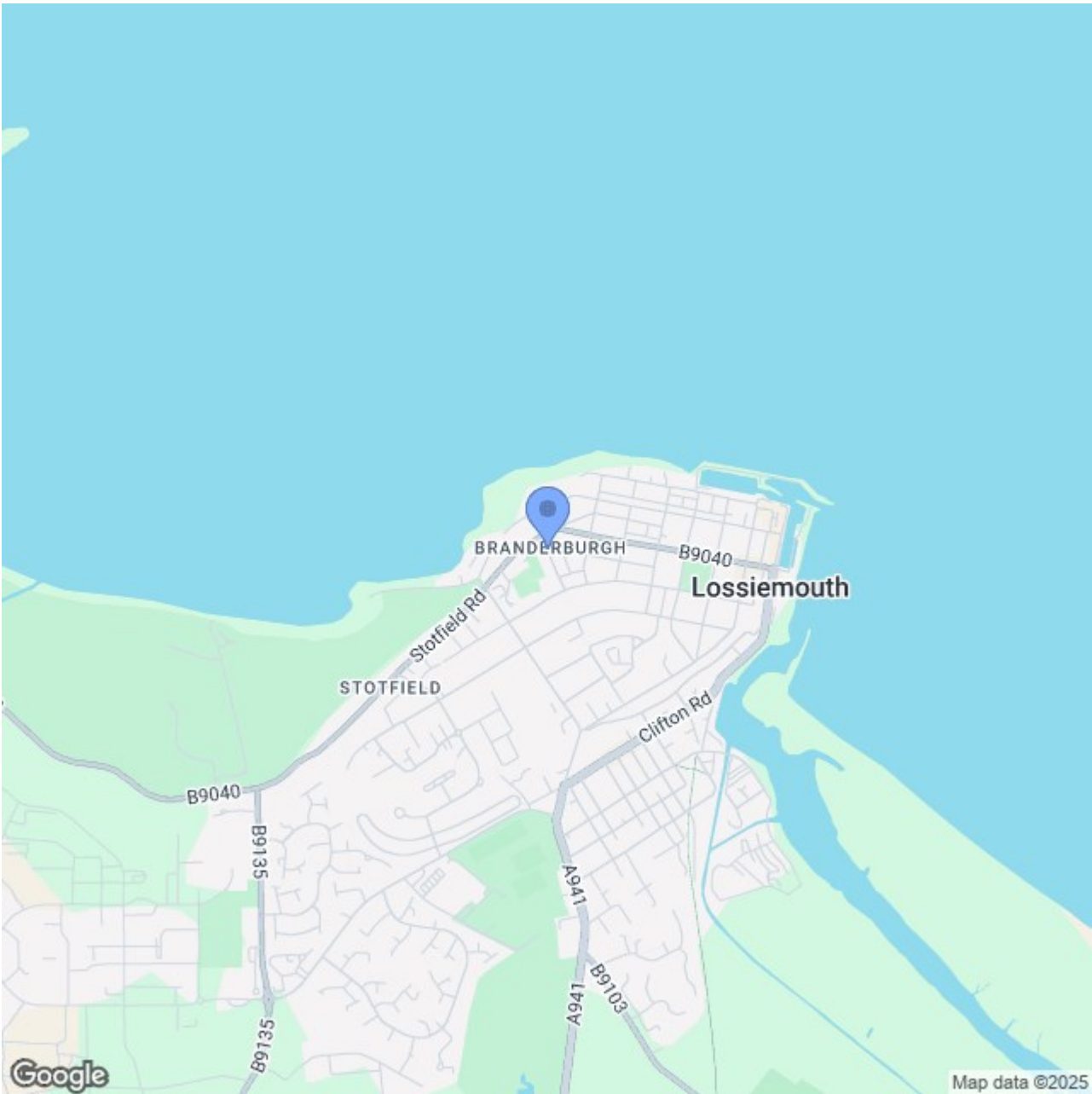
The garden to the front has been laid with low maintenance paving and bordered with mature shrubs. The fully enclosed rear garden has a large paved Patio area with a raised area of lawn and planted border; an Arbour; block built workshop/shed.

NOTES

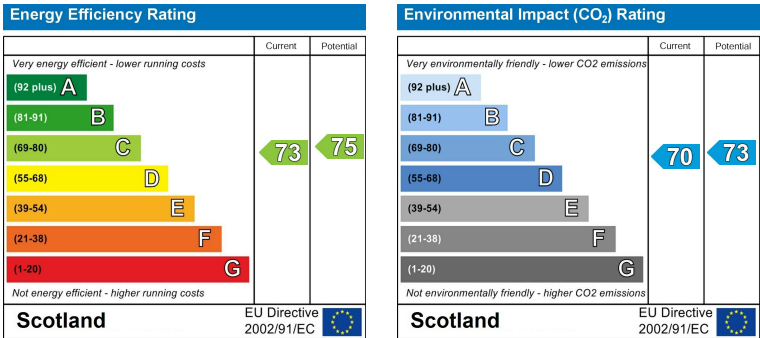
Included in the asking price are all carpets and fitted floor coverings; all blinds; all light fittings; all shower room, en-suite bathroom and guest WC/Utility room fittings; the built-in induction hob; hood; oven, microwave and integrated fridge freezer and dishwasher in the kitchen



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 firms employment has the authority to make or give any representation or warranty in respect of the property.