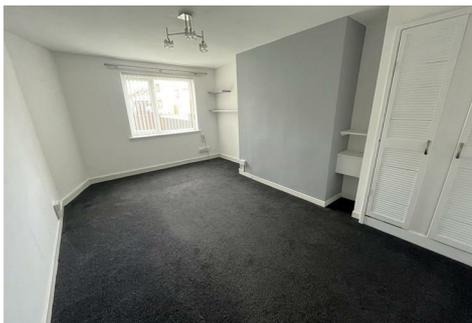




**Harper
Macleod LLP**
Estate Agents & Solicitors



21 St. Gerardines Road, Lossiemouth, IV31 6JX

Offers over £120,000

Modern two bedroom ground floor flat situated in the popular coastal town of Lossiemouth. The property is within easy reach of local amenities & West Beach, and would make an ideal first time purchase or buy-to-let investment. The accommodation comprises: entrance hallway, lounge, kitchen, two double bedrooms and bathroom. The property further benefits from double glazing, electric heating, front & rear gardens and on-street parking.

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ENTRANCE HALLWAY

Private entrance, wood effect PVC door & glazed side panel, double built-in storage cupboard with shelving and housing the electric consumer units, two ceiling light fittings, wood effect vinyl at entrance, fitted carpet.

LOUNGE

15'7" x 10'10" (4.76m x 3.31m)

Window to front, ceiling light fitting, fixed shelving, cupboard housing hot water tank, fitted carpet.

KITCHEN

11'0" x 9'3" (3.37m x 2.84m)

Wooden door leading out to private rear garden, window to rear, fitted kitchen in light wood effect, built-in oven grill, four ring electric hob, hood, integrated fridge freezer, integrated slim line dishwasher, Beko washing machine, ceiling light fitting, wood effect laminate flooring.

BEDROOM 1

11'11" x 10'1" (3.65m x 3.08m)

Window to rear, double built-in storage cupboard with shelving, further built-in wardrobe with hanging rail & shelving above, ceiling light fitting, fitted carpet.

BEDROOM 2

12'6" x 12'1" (3.82m x 3.70m)

Window to front, double built-in wardrobe with hanging rail & shelving, ceiling light fitting, fitted carpet.

BATHROOM

5'10" x 5'6" (1.80m x 1.70m)

Window to rear, bath with electric shower over, vanity mounted sink & WC, extractor, ceiling light fitting, wood effect vinyl flooring.

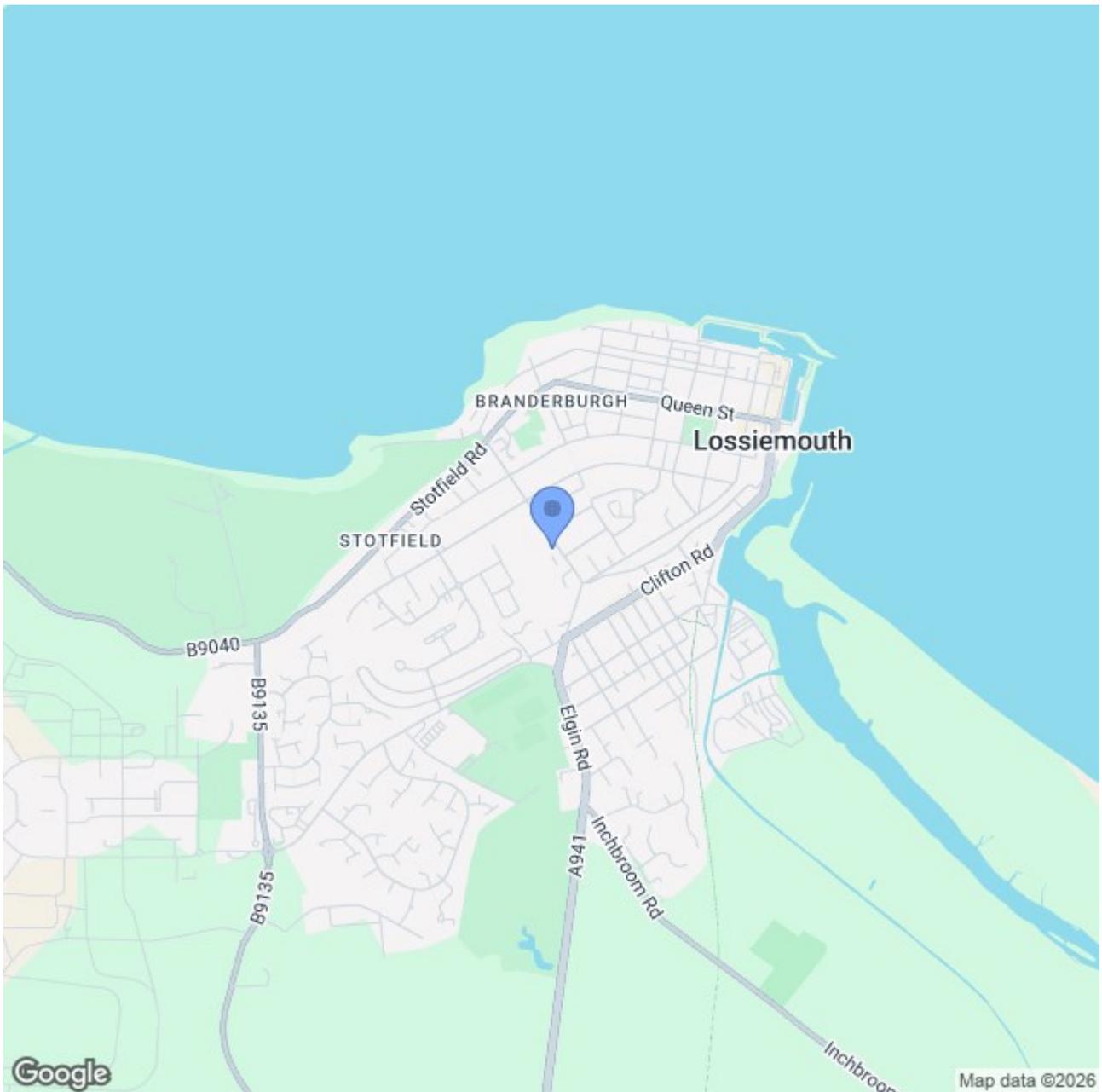
OUTSIDE

There is a private garden to front of the property laid to lawn and a concrete pathway leads to the property entrance. The fully enclosed rear garden is also laid to lawn with a paved area, two stores.

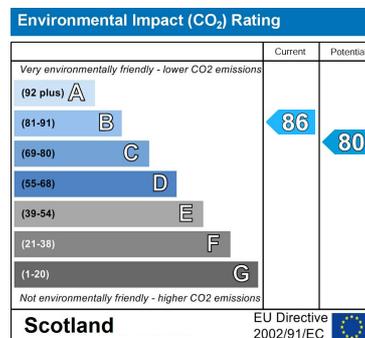
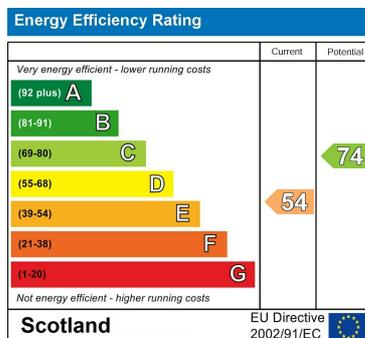
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven, hob & hood, integrated fridge freezer, integrated dishwasher in the kitchen and stone built stores in the garden.

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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