



**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.

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

Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>

### **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.

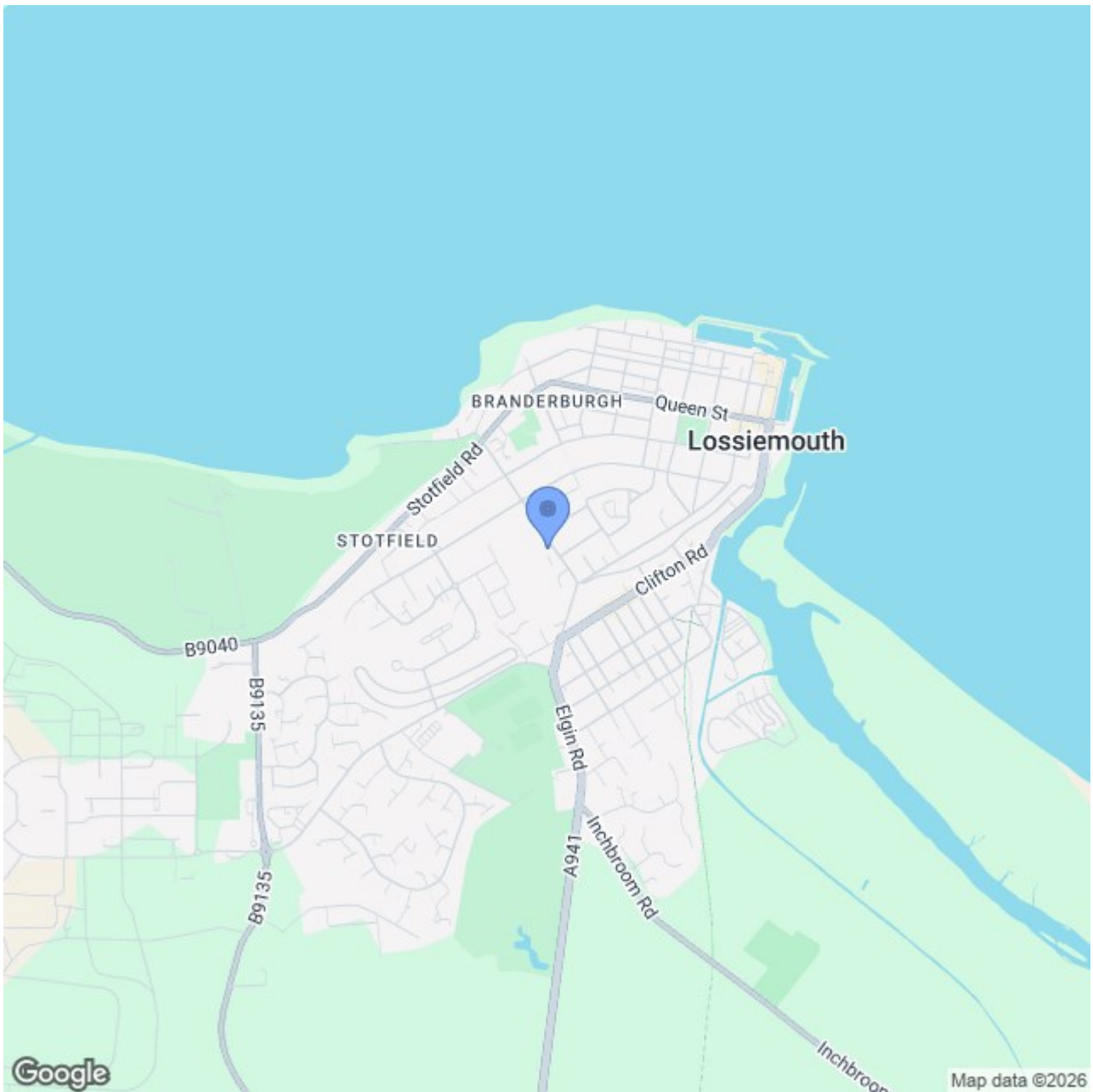
### **OUTSIDE**

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.

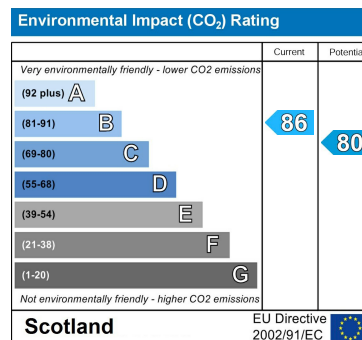
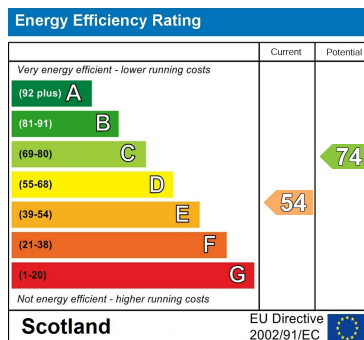
### **NOTES**

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



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