



**Harper
Macleod LLP**
Estate Agents & Solicitors



47 Moray Street, Lossiemouth, IV31 6JD

Offers over £145,000

Mid terraced house situated in the heart of the Coastal town of Lossiemouth and a short walk to the East Beach. The accommodation comprises entrance hallway, lounge/diner, kitchen, three bedrooms, bathroom & a storage room. The property further benefits from double glazing, gas central heating & gardens front & rear.

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ENTRANCE HALLWAY

UPVC & glazed entrance door, vinyl flooring, ceiling light fitting.

INTERNAL STORAGE ROOM

6'9" x 5'2" (2.07m x 1.58m)

Fitted carpet, ceiling light fitting.

LOUNGE/DINER

21'1" x 11'8" (6.43m x 3.58m)

Double aspect to front & rear, sandstone fire surround, electric fire, fitted carpet, two ceiling light fittings.

KITCHEN

9'10" x 8'3" (3.00m x 2.52m)

Window to rear, range of base & wall units, range of built-in storage cupboards, one housing the gas central boiler, slot-in electric cooker, vinyl flooring, ceiling strip light.

STAIRCASE & LANDING

Hatch to the loft space, fitted carpet, ceiling light fitting.

BEDROOM 1

13'9" x 8'8" (4.21m x 2.66m)

Window to rear, fitted carpet, ceiling light fitting.

BEDROOM 2

10'5" x 9'10" (3.2m x 3.01m)

Window to front, built-in storage cupboards, fitted carpet, ceiling light fitting.

BEDROOM 3

10'1" x 8'5" (3.08m x 2.59m)

Window to front, built-in storage cupboard, fitted carpet, ceiling light fitting.

BATHROOM

6'2" x 5'7" (1.89m x 1.71m)

Window to rear, sink, WC, & bath with tap/shower attachment, vinyl flooring, ceiling light fitting.

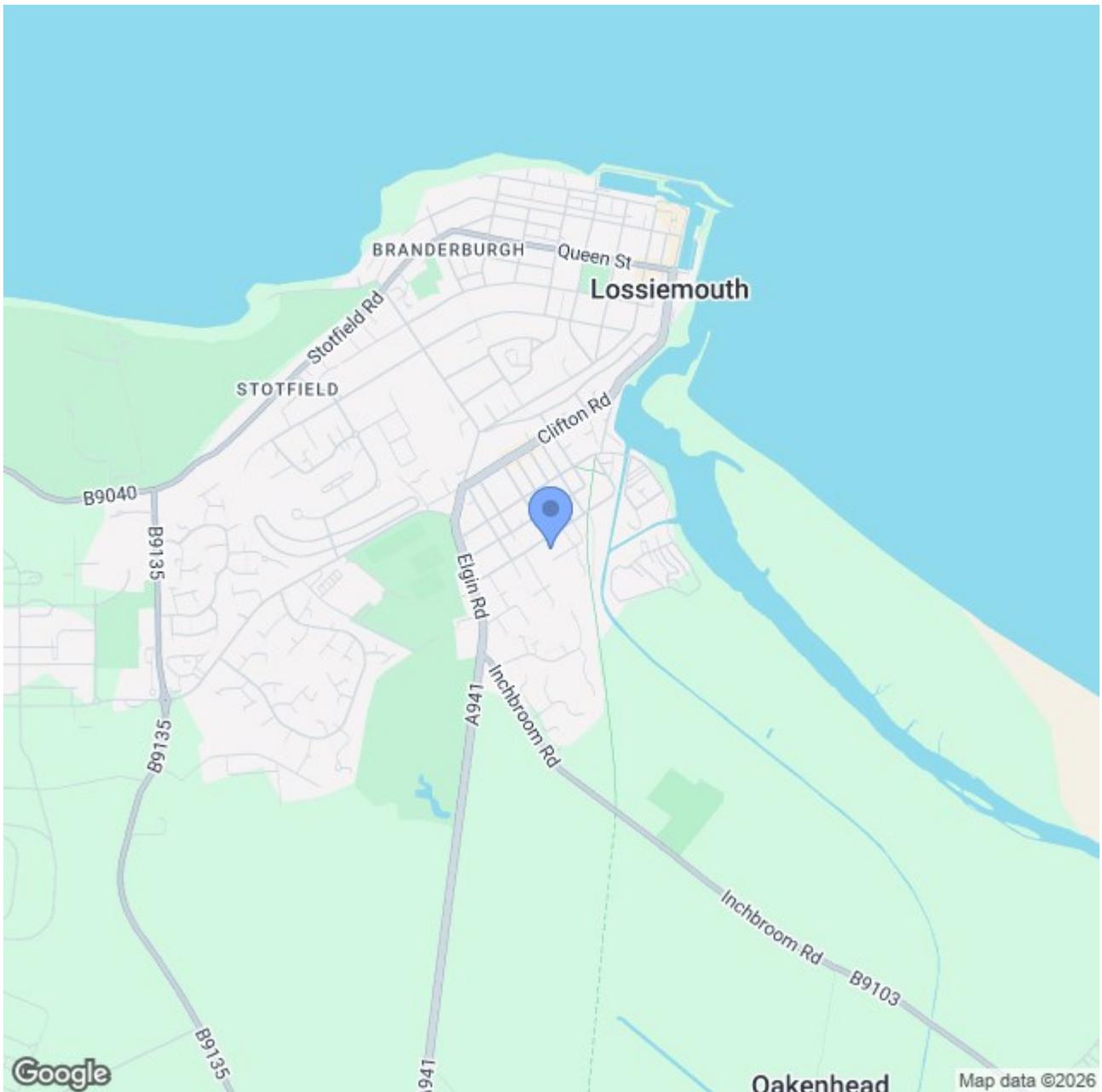
OUTSIDE

The garden to the front has an area of lawn with mature planted borders. The rear garden is also mainly lawn with mature planted border & patio area.

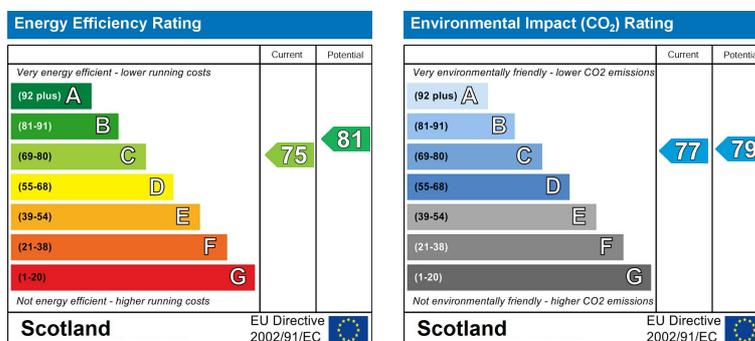
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the slot-in cooker in the kitchen.

Area Map



Energy Efficiency Graph



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