



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**47 Typhoon Road, Lossiemouth, IV31 6GD**

**Offers over £275,000**

Exceptionally spacious detached two bedroom bungalow in immaculate condition built by respected developer Tulloch of Cummingston & situated in the popular coastal town of Lossiemouth. The accommodation comprises entrance hallway, lounge, open plan dining kitchen & sun room, utility room, two double bedrooms & a shower room. The property which has been designed with great attention to detail further benefits from triple glazing, air source under floor central heating, a spacious rear garden & integral garage.

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### **ENTRANCE HALLWAY**

Composite & glazed entrance door; built-in shelved storage cupboard; built-in cloak cupboard, fitted carpet, two ceiling light fittings.

### **LOUNGE**

16'6" x 13'8" (5.05m x 4.19m)

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

### **DINING KITCHEN**

13'8" x 11'2" (4.18m x 3.41m)

Window to rear; fitted kitchen in medium wood effect; built-in electric oven; hob & hood; integrated Zanussi dishwasher & fridge freezer; fitted carpet; inset ceiling spotlights; wall mounted TV.

### **SUN ROOM**

11'6" x 9'9" (3.52m x 2.99m)

Glazed on three sides; patio door to the rear garden; fitted carpet; inset ceiling spotlights.

### **UTILITY ROOM**

10'2" x 5'8" (3.10m x 1.74m)

Window to rear; base & wall units to match the kitchen; plumbing and space for washing machine & tumble dryer; tile effect vinyl flooring; ceiling light fitting; hatch to the loft space.

### **BEDROOM 1**

13'3" x 10'0" (4.06m x 3.05m)

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

### **BEDROOM 2**

11'4" x 9'9" (3.46m x 2.99m)

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

### **SHOWER ROOM**

7'6" x 7'6" (2.31m x 2.29m)

Window to rear; vanity mounted sink & WC; spacious walk-in shower enclosure with mains shower; ceramic tile flooring; inset ceiling spotlights; wall mounted towel radiator.

### **INTEGRAL GARAGE**

Window to side; electric remote controlled roller door; power & light.

### **OUTSIDE**

The garden to the front has been laid with low maintenance artificial grass & gravel. A driveway provides off-street parking.

The fully enclosed rear garden has a substantial amount of paving bordered with low maintenance gravel; corner decking area; raised planters; greenhouse; garden shed & rotary clothes dryer.

### **NOTES**

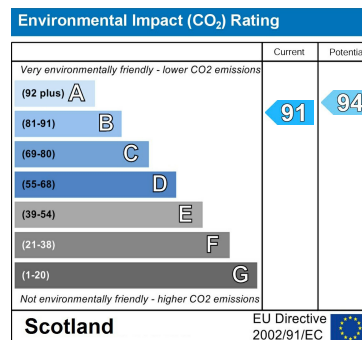
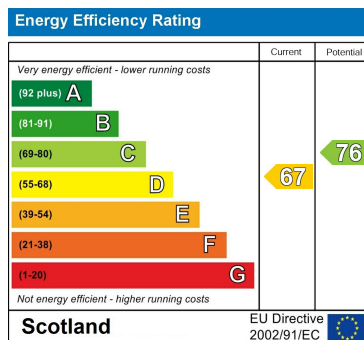
Included in the asking price is all carpets & fitted floor coverings, all curtains & blinds, all light fittings, all shower room fittings, the oven, hob & hood, integrated dishwasher & fridge freezer in the kitchen and the garden shed, greenhouse, rotary clothes dryer & raised planters in the garden.

Also included is the fire & surround in the lounge & the wall mounted TV in the kitchen.

## Area Map



## Energy Efficiency Graph



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