



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**45 Seatown, Lossiemouth, IV31 6JJ**

**Offers over £225,000**

Detached stone built cottage set in a peaceful & private garden in the popular Seatown area of Lossiemouth and a short walk to the East Beach & Seafront. The accommodation comprises on the ground floor entrance hallway, open plan kitchen/dining room, conservatory, double bedroom & shower room and on the first floor a lounge & 2nd bedroom with magnificent views over the River Lossie estuary & the East Beach. The property which is in excellent order throughout further benefits from double glazing, gas central heating, substantial garden & off-street parking.

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**ENTRANCE HALLWAY**

14'4" x 4'0" (4.37m x 1.22m)

UPVC & glazed entrance door, built-in storage cupboard, wood effect flooring, ceiling light fitting.

**BEDROOM 1**

14'2" x 10'8" (4.34m x 3.26m)

Double aspect to front & rear, fitted carpet, ceiling light fitting.

**SHOWER ROOM**

9'10" x 6'5" (3.01m x 1.97m)

Window to rear, sink, WC & shower cubicle with mains shower, ceramic tile flooring, ceiling light fitting.

**DINING KITCHEN**

20'0" x 14'1" (6.10m x 4.31m)

Windows to rear, fitted kitchen in cream, Rangemaster gas cooker, integrated fridge freezer & dishwasher, built-in shelved larder, ceramic tile flooring, ceiling light fitting & inset spotlights.

**CONSERVATORY**

Glazed on three sides, wood effect flooring, wall light fitting.

**STAIRCASE & UPPER LOUNGE**

21'7" x 11'3" (6.58m x 3.43m)

Two windows to front & four velux to rear, fitted carpet, inset ceiling spotlights.

**BEDROOM 2**

12'2" x 11'1" (3.72m x 3.40m)

Window to front, built-in storage cupboards, fitted carpet, inset ceiling spotlights.

**UTILITY/STORE**

11'0" x 8'1" (3.37m x 2.48m)

Windows to either side, plumbed for washing machine, under counter fridge & freezer, vinyl flooring, ceiling strip light.

**OUTSIDE**

The property is set in good size garden grounds with a good deal of off-street parking. Areas of lawn to the front, side & rear are bordered by low maintenance gravel and mature planted borders. A raised decking area is ideal for outside seating & dining.

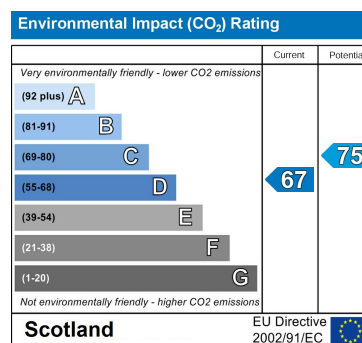
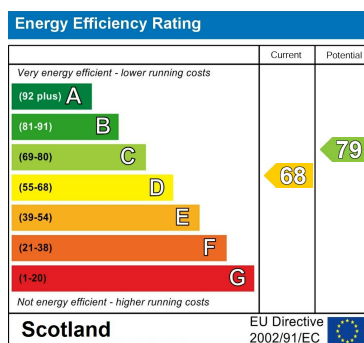
**NOTES**

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room fittings, the Rangemaster cooker, integrated dishwasher & fridge freezer in the kitchen and the wooden garden shed in the garden.

## Area Map



## Energy Efficiency Graph



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