



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**35 King Street, Lossiemouth, IV31 6PL**

**Offers over £180,000**

Deceptively spacious end-terraced house situated in the popular Coastal town of Lossiemouth. The accommodation comprises entrance hallway, lounge, family room, kitchen, two double bedrooms, a family bathroom & two attic rooms. The property further benefits from double glazing, gas central heating and enclosed rear garden.

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**

UPVC & glazed door, wood effect flooring, ceiling light fitting.

**LOUNGE**

15'11" x 10'8" (4.87m x 3.27m)



Window to front, feature fireplace with gas fire, wood effect flooring, ceiling light fitting.

**FAMILY ROOM/DINING ROOM**

18'8" x 13'6" (5.69m x 4.12m)



Large picture window & French doors to the rear garden, plumbing & space for washing machine & tumble dryer, wood effect flooring, ceiling light fitting.

**KITCHEN**

8'5" x 9'1" (2.59m x 2.77m)



Internal room, range of base & wall units, built-in single electric oven, 4 ring gas hob & hood, integrated dishwasher, built-in larder, wood effect flooring, ceiling light fitting.

**STAIRCASE & LANDING**



Window to front, fitted carpet, two ceiling light fittings, staircase to the attic rooms.

**BEDROOM 1**

16'2" x 10'10" (4.94m x 3.32m)



Window to front, wood effect flooring, ceiling light fitting.

**DRESSING ROOM/STUDY**

8'9" x 6'2" (2.69m x 1.88m)



UPVC & glazed door leading to the balcony, triple built-in wardrobes, wood effect flooring, ceiling light fitting.

**BEDROOM 2**

14'9" x 11'5" (4.50m x 3.50m)



Window to front, range of built-in wardrobes, wood effect flooring, ceiling light fitting

**BATHROOM**

12'3" x 9'3" (3.74m x 2.82m)



Window to rear, vanity mounted sink, WC, bidet, corner bath & shower cubicle with mains shower, built-in storage cupboard, wood effect flooring, ceiling light fitting.

### ATTIC ROOM 1



Velux window to rear, wood effect flooring, ceiling light fitting.

### ATTIC ROOM 2



Velux windows to front & rear, wood effect flooring, ceiling light fitting.

### OUTSIDE

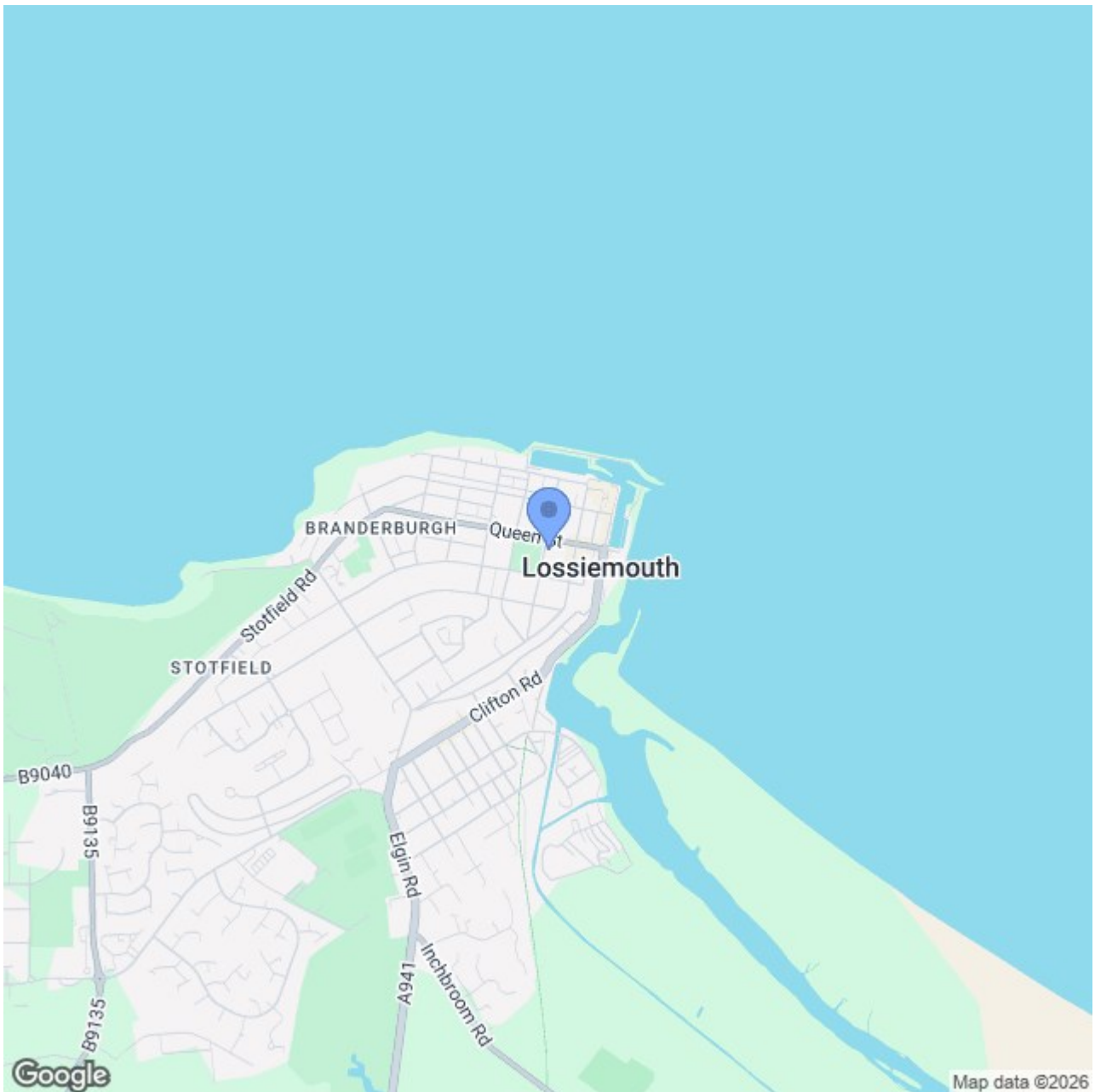


The rear garden is fully enclosed with a Patio area, area of lawn, and bordered with mature shrubs.

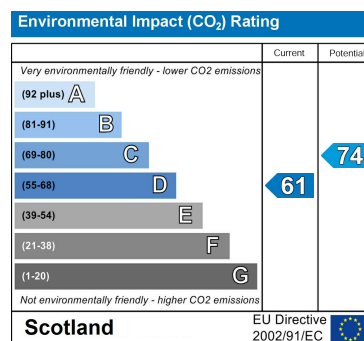
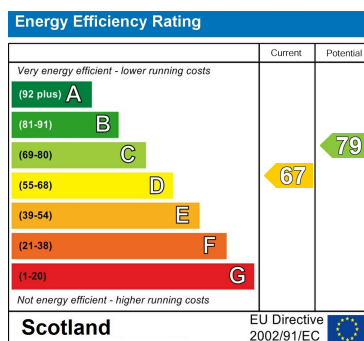
### NOTES

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

## Area Map



## Energy Efficiency Graph



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