



**Harper
Macleod LLP**
Estate Agents & Solicitors



21 Dean Terrace, Lossiemouth, IV31 6LL

Offers over £150,000

Semi-detached house nestled in a well-established residential area in the coastal town of Lossiemouth. The property is set over 2 floors and comprises entrance hallway, lounge, kitchen, 2 bedrooms and a bathroom. The property further benefits from double glazing, gas central heating & gardens front & rear.

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

Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY

Entrance door; spacious storage cupboard; fitted carpet; ceiling light fitting; cupboard houses the fuse box and electric meter.

LOUNGE

21'7" x 10'7" (6.59m x 3.23m)

Windows to front and rear; fitted carpet; ceiling light fitting.

KITCHEN

10'4" x 10'3" (3.16m x 3.14m)

Window and door to rear garden; fitted kitchen; plumbing and space for washing machine; vinyl flooring; ceiling light fitting; space for cooker, tumble dryer and undercounter fridge.

STAIRCASE AND LANDING

Built-in storage cupboard houses the gas boiler; fitted carpet; ceiling light fitting; loft hatch.

BEDROOM 1

15'7" x 9'10" (4.77m x 3.01m)

Window to front; 2 built-in single wardrobes; fitted carpet; ceiling light fitting.

BATHROOM

8'2" x 5'0" (2.49m x 1.54m)

Frosted window to rear; sink; WC and bath with mains shower over; vinyl flooring; ceiling light fitting.

BEDROOM 2

12'7" x 9'9" (3.86m x 2.99m)

Window to rear; built-in single wardrobe; fitted carpet; ceiling light fitting.

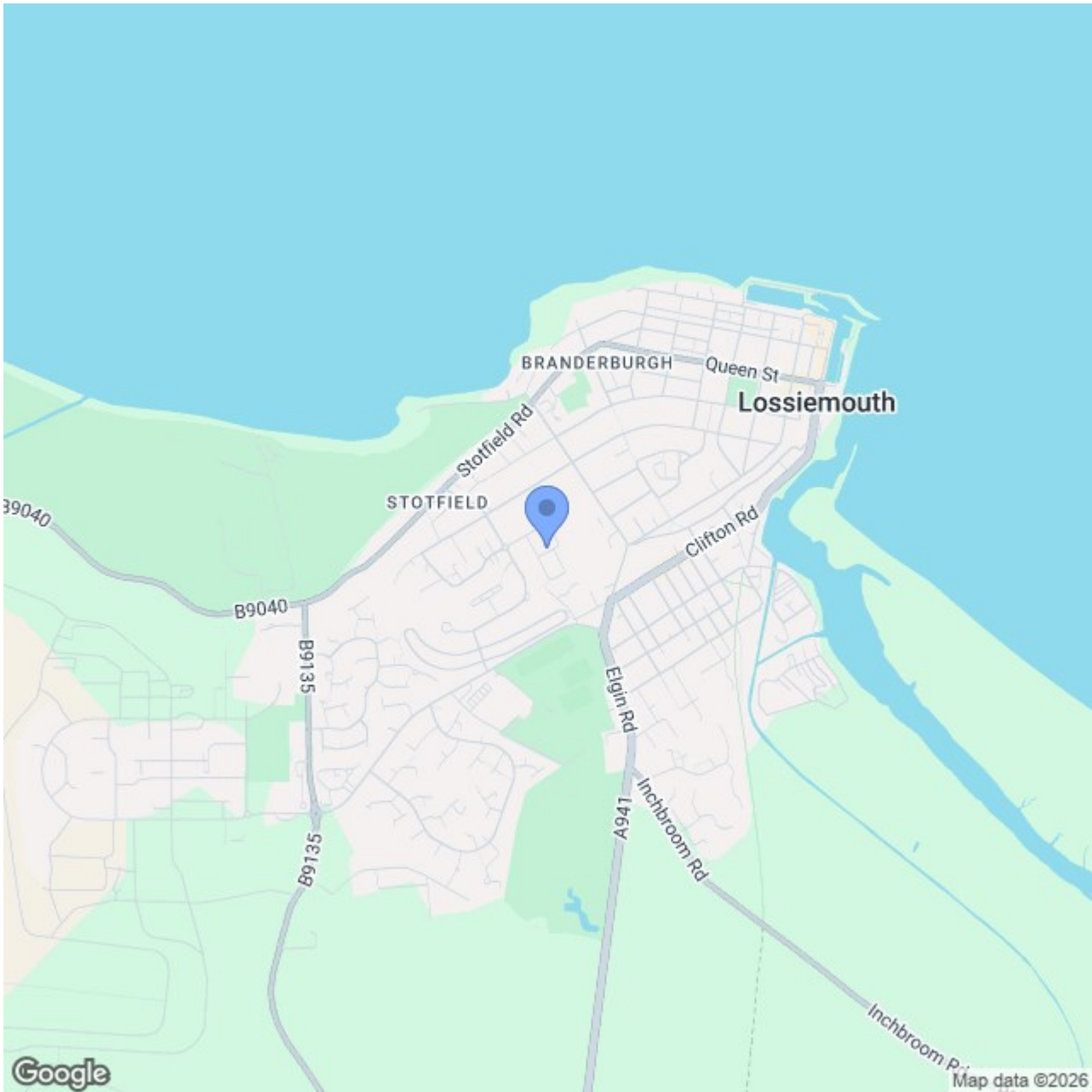
OUTSIDE

The front garden has been laid with low maintenance chipped stones with a slabbed path leading to the front door. The fully enclosed rear garden is grassed with an area of decking.

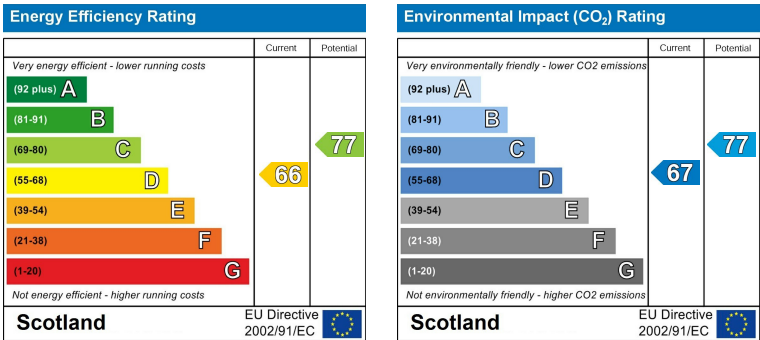
NOTES

Included in the asking price is all carpets & fitted floor coverings, all light fittings, curtains, curtain poles, blinds and all bathroom fittings.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.