Harper Macleod LLP
Estate Agents & Solicitors









12 Bishops Court, Lossiemouth, IV31 6TL

Offers over £160,000

Modern semi-detached 2 bedroom house nestled in a quiet and peaceful cul-de-sac location. The accommodation is set over 2 floors and comprises front hall, lounge, dining kitchen, 2 bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, fully enclosed rear garden and a driveway providing off-street parking.

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ENTRANCE HALL
Wooden and glazed entrance door; vinyl flooring; inset ceiling spotlights.

LOUNGE
13'9" x 10'6" (4.21m x 3.21m)
Windows to front; vinyl flooring; ceiling light fitting.

DINING KITCHEN
13'8" x 9'10" (4.18m x 3m)
Fitted kitchen; integrated hob and hood; sink; built in oven; integrated dishwasher, washing machine and fridge freezer; built-in storage cupboard with light fitting houses the fuse box; wooden and glazed rear door; vinyl flooring; inset ceiling spotlights.

STAIRCASE AND LANDING
Fitted carpet; window to side; ceiling light fitting; access hatch with Ramsay ladder which leads to a partially floored loft with light fitting.

BEDROOM 1
11'1" x 10'6" (3.38m x 3.21m)
Window to front; 2 built-in storage cupboards; built-in mirrored double wardrobe; fitted carpet; ceiling light fitting.

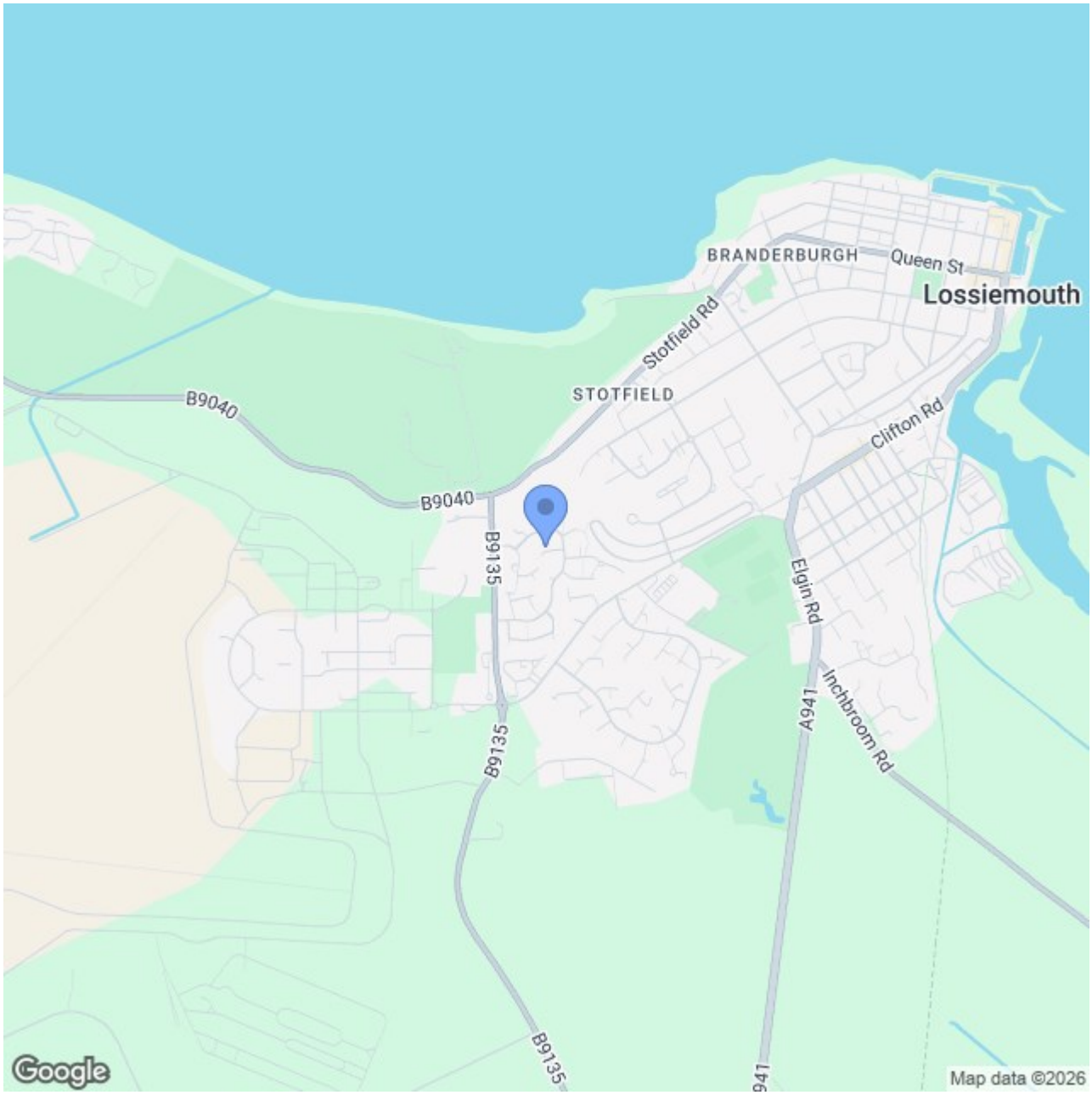
BATHROOM
Frosted window to rear; WC and vanity mounted sink; bath with mains shower over; wall mounted towel radiator; anti-slip vinyl flooring; inset ceiling spotlights.

BEDROOM 2
9'10" x 8'6" (3m x 2.60m)
Window to rear; fitted carpet; ceiling light fitting.

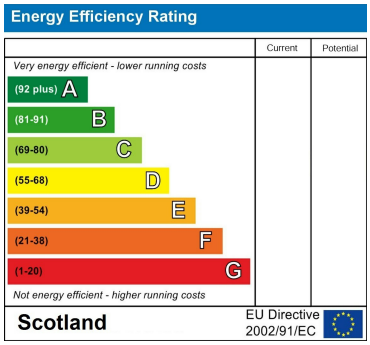
OUTSIDE
The garden to the front has an area of lawn and a driveway to accommodate two vehicles. The fully enclosed rear garden is partly laid to lawn with a low maintenance area laid in grey slate chippings. There are mature shrubs, a patio area, rotary dryer and a garden shed.

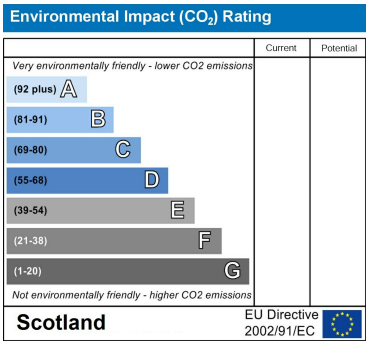
NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all curtains and curtain poles, all bathroom fittings; the built-in electric oven, hob, hood, built-in washing machine and integrated dishwasher and fridge freezer in the kitchen.

Area Map



Energy Efficiency Graph





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