Harper Macleod LLP
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Ardcraig James Street, Lossiemouth, IV31 6QZ

Offers over £395,000

Ardcraig is a traditional detached house situated in sought after James Street, Lossiemouth and a short walk to the Moray Golf Club & West Beach. The accommodation comprises entrance vestibule, hallway, spacious lounge, sitting room/dining room, dining kitchen, utility room, guest WC, ground floor bedroom and on the first floor, three double berooms (one en-suite). The property which offers views of the Moray Firth lighthouse & West Beach from the first floor, further benefits from double glazing, gas central heating, garden & a driveway providing off-street parking.

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ENTRANCE VESTIBULE
4'4" x 3'10" (1.34m x 1.19m)
Wooden & glazed entrance door, quarry tile floor.

HALLWAY
Understair storage cupboard, fitted carpet, ceiling light fitting.

GROUND FLOOR BEDROOM
15'0" x 14'7" (4.59m x 4.45m)
Bay window to front, wooden flooring, ceiling light fitting.

LOUNGE/DINING AREA
25'3" x 15'0" (7.72m x 4.58m)
Bay window to front, patio doors to side, marble fireplace with wooden surround, fitted carpet, table light fittings.

DINING/SITTING ROOM
16'4" x 12'0" (5.0m x 3.67m)
Full length windows & door to side garden, fixed bookcase & storage unit, fitted carpet, ceiling light fitting.

SHOWER ROOM
8'5" x 7'5" (2.58m x 2.28m)
Window to rear, sink, WC & spacious shower enclosure with mains shower, vinyl flooring, inset ceiling spotlights.

DINING KITCHEN
14'9" x 11'7" (4.50m x 3.55m)
Window to side, fitted kitchen in cream wood effect, built-in single electric oven, hob & hood, integrated dishwasher, recessed larder fridge, vinyl flooring, ceiling light fittings.

REAR HALLWAY
Window & door to side, spacious built-in cloak cupboard, core matt flooring, ceiling light fitting.

GUEST WC
3'6" x 2'10" (1.07m x 0.87m)
Window to rear, sink & WC, vinyl flooring, ceiling light fitting.

UTILITY ROOM
8'9" x 6'10" (2.69m x 2.10m)
Window to rear, spacious built-in storage cupbaord, range of base & wall units, Bosch plumbed in washing machine, ceiling clothes pulley, wall mounted gas central heating boiler vinyl flooring, ceiling light fitting.

STAIRCASE & LANDING
Spacious storage room, fitted carpet, ceiling light fitting.

BEDROOM 1
13'9" x 12'7" (4.21m x 3.85m)
Windows to rear with views over the roof tops to the Moray Firth, range of built-in storage cupboards , fitted carpet, ceiling light fittings.

EN-SUITE SHOWER ROOM
7'4" x 5'4" (2.26m x 1.65m)
Window to rear, vanity mounted sink, WC & shower cubicle with mains shower, built-in storage cupboards, fitted carpet, ceiling light fitting.

BEDROOM 2
13'3" x 10'8" (4.04m x 3.26m)
Velux window to side, range of storage cupboards & wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 3
15'10" x 9'0" (4.85m x 2.75m)
Velux window to side, range of storage cupbaords & wardrobes, fitted carpet, ceiling light fitting.

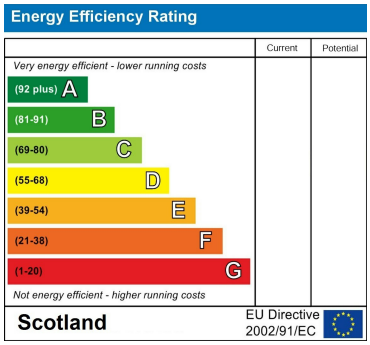
OUTSIDE
The garden is fully enclosed & mainly laid to lawn with immaculate & well tended borders. A secluded patio area lies to the West side of the property & a driveway accessed from Stotfiled Lane provides off-street parking; spacious block built shed, outside water tap, rotary clothes dryer.

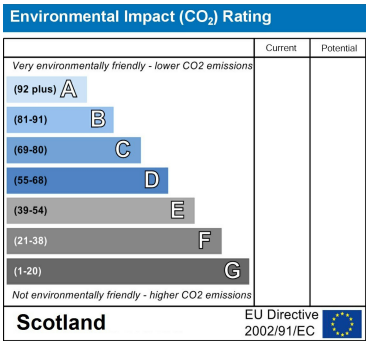
NOTES
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room & en-suite fittings, the oven, hob & hood , the integrated dishwasher in the kitchen & Bosch washing machine in the utility room and the rotary cloethes dryer in the garden.

Area Map



Energy Efficiency Graph





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