Harper Macleod LLP
Estate Agents & Solicitors









28A Kinneddar Street, Lossiemouth, IV31 6AT

Offers over £190,000

Spacious detached bungalow located in the heart of the popular coastal town of Lossiemouth. The property is situated in a well-established residential area set back from the main street. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, 2 double bedrooms and a shower room. The property further benefits from double glazing, gas central heating, fully enclosed rear garden, single garage and off-street parking.

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ENTRANCE VESTIBULE
4'5" x 3'11" (1.35m x 1.20m)
uPVC and glazed front door; fitted carpet; ceiling light fitting; built- in double cupboard houses the fuse box.

HALLWAY
Fitted carpet; ceiling light fitting; hatch to the loft; built-in spacious storage cupboard.

KITCHEN
9'10"/196'10" x 11'5" (3/60m x 3.50m)
Dual aspect windows; fitted kitchen; integrated gas hob and cooker hood; built-in oven; undercounter fridge and freezer; dishwasher; washing machine; space for kitchen table; wall unit houses the gas boiler; ceiling light fitting; laminate flooring.

LOUNGE
16'4" x 15'8" (4.99m x 4.78m)
Bay window to rear; fitted carpet; ceiling light fitting.

CONSERVATORY
14'11" x 8'9" (4.55m x 2.69m)
Glazed on 2 sides; French doors to garden; wall light fittings; laminate flooring.

BEDROOM 1
12'3" x 9'8" (3.74m x 2.97m)
Window to rear; fitted carpet; ceiling light fitting; built-in double wardrobe.

SHOWER ROOM
9'3" x 5'1" (2.82m x 1.55m)
Frosted window to conservatory; shower cubical with mains shower; sink and WC; built-in storage cupboard; anti-slip vinyl flooring; ceiling light fitting.

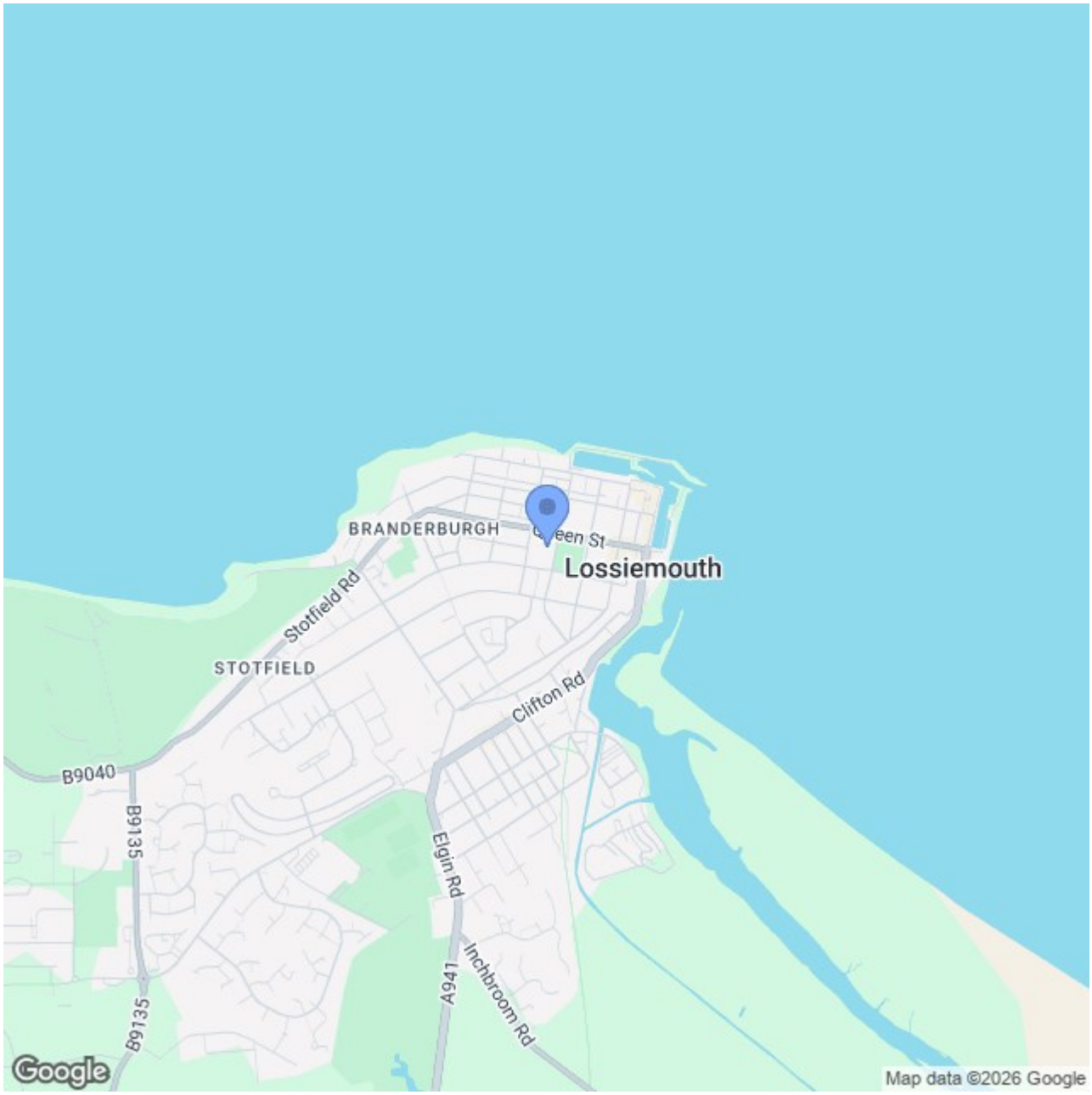
BEDREOOM 2
10'11" x 10'5" (3.34m x 3.20m)
Window to side; fitted carpet; ceiling light fitting; built-in double wardrobe.

GARAGE
Detached single garage with power, light and window to side.

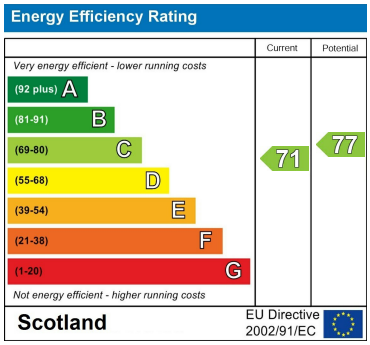
OUTSIDE
Fully enclosed easily maintainable rear garden laid in slabs with a rotary dryer, garden shed and a driveway provides off-street parking.

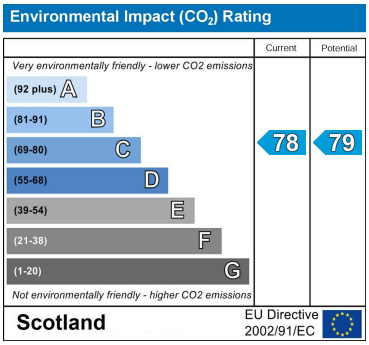
NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds, curtains and curtain poles; all shower room fittings; the built-in electric oven, hob, hood and undercounter fridge, freezer, dishwasher and washing machine in the kitchen.

Area Map



Energy Efficiency Graph





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