Harper Macleod LLP
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18 Victoria Street, Lossiemouth, IV31 6DA

Offers over £315,000

Traditional detached house tastefully extended and modernised by the current owners. Situated in the heart of the coastal town of Lossiemouth the property is within walking distance of local shops, cafes, the harbour and both beaches. The accommodation comprises entrance hallway, open plan lounge/dining kitchen, ground floor bedroom, shower room and on the first floor a further two double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, garage, garden studio, garden and off-street parking.

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ENTRANCE HALLWAY
uPVC and glazed entrance door; concealed understair storage; wooden flooring; wall light fittings.

OPEN PLAN LOUNGE/DINING KITCHEN
Lounge Area (4.82m x 4.77m) Window to front in lounge; feature fireplace with multi-fuel stove; shelved recesses either side with cupboards below.
Dining Kitchen Area (5.92m x 3.87m) Large ceiling to floor windows to the rear in the dining kitchen; French doors to the rear garden; fitted kitchen in painted wood effect with central Island; built-in double electric oven, five ring gas hob and hood; plumbing and space for washing machine; dishwasher and tumble dryer; double built-in storage cupboards; vaulted ceiling with inset ceiling spotlights and roof Velux windows; wooden flooring throughout.

BEDROOM 3
15'7" x 9'9" (4.77m x 2.98m)
Window to front and French doors to the rear garden; feature fireplace; shelved recess; fitted carpet; inset ceiling spotlights.

SHOWER ROOM
11'11" x 7'7" (3.64m x 2.32m)
Window to rear; vanity mounted sink, WC, spacious shower cubicle with mains shower; built-in shelved storage cupboard; ceramic tile flooring; inset ceiling spotlights.

STAIRCASE AND LANDING
Velux window to front; fitted carpet; inset ceiling spotlights.

BEDROOM 1
15'11" x 11'8" (4.87m x 3.58m)
Double aspect to front and side; range of wall mounted hanging rails and fixed shelving; fitted carpet; inset ceiling spotlights.

BEDROOM 2
13'0" x 10'11" (3.97m x 3.34m)
Double aspect to front and side; range of built-in wardrobes; fitted carpet; inset ceiling spotlights.

BATHROOM
11'5" x 5'6" (3.49m x 1.68m)
Velux window to rear; sink, bath and WC; vinyl flooring; inset ceiling spotlights;.

GARAGE
Spacious garage; electric roller door; window to side; shelved cupboard; power and light; personnel door to side.

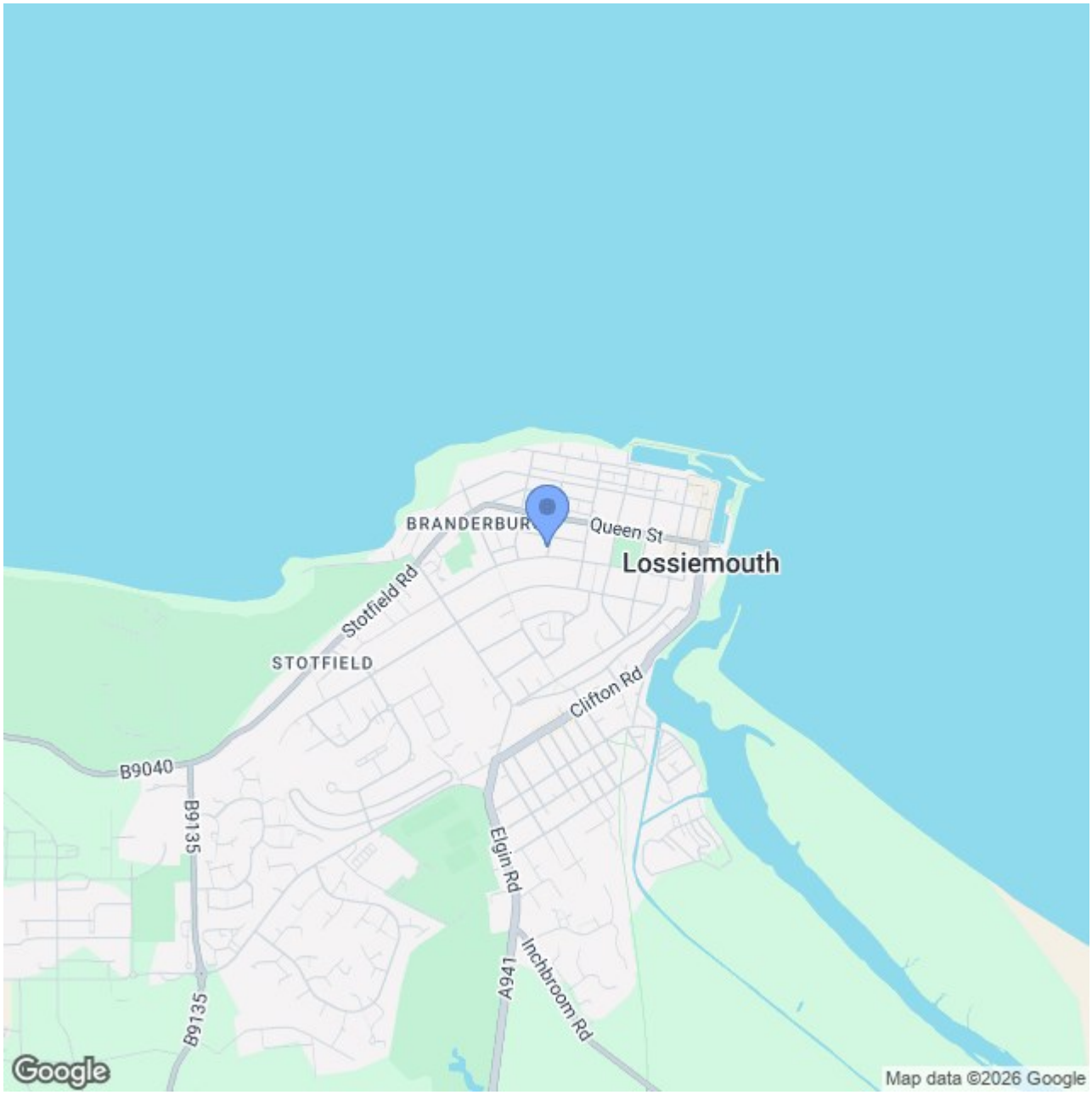
GARDEN STUDIO
Currently set up as a bar but would be ideal as a work from home studio; French doors leading to a small decking area; power; light with internal room for WC & sink.

OUTSIDE
Double wooden gates lead onto a spacious driveway providing off-street parking for at least 3 vehicles. The fully enclosed garden is mainly laid to lawn with a selection of mature shrubs; a raised area of composite decking lies to the rear of the property currently with a metal Gazebo in place (the Gazebo is not included in the sale); paved patio area; greenhouse; raised bed; rotary clothes dryer.

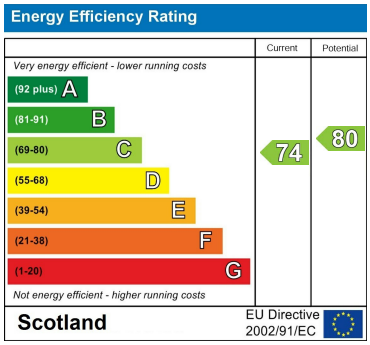
NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom and shower room fittings; the built-in double oven, hob and hood in the kitchen and the garden studio, greenhouse, raised bed and rotary clothes dryer in the garden.

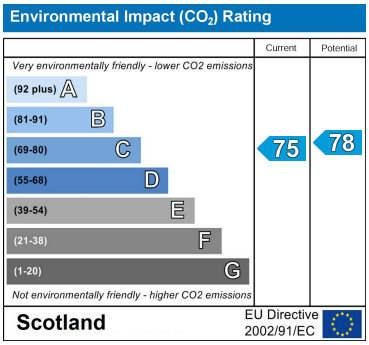
Please note that the metal Gazebo is not incuded in the sale.

Area Map



Energy Efficiency Graph





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