



29 King Street, Lossiemouth IV31 6PL



We are delighted to offer this fabulous 4 Bedroom Family Home in the sought after central location, on the square, in the popular coastal town of Lossiemouth.

The property is within walking distance of the Supermarkets, Restaurants, Moray Golf Club and the beautiful West Beach and Lighthouse.

The accommodation comprises; Ground Floor - Entrance Hallway, Lounge, Dining Kitchen, Utility Room, Shower Room and Ground Floor Bedroom. 1st Floor – Master Bedroom with Dressing Room, Laundry Room, Bathroom and Walk in Wardrobe and Bedroom. Attic Floor – Bedroom and Store.

Further benefits include Double Glazing, Gas Central Heating and Courtyard.

EPC Rating C

Viewing Strongly Recommended.

OFFERS OVER £290,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296



Entrance Hallway - 3'10" x 11'11"

Entrance to the property is through a uPVC double glazed secure door with decorative glazed panels. Decorative ceramic tiling to the floor. Single pendant light fitting to the ceiling with ceiling rose and coving. Wall mounted consumer units within a concealed cupboard. Single radiator. Double power point. Staircase leading to upper accommodation. Door leading to the Lounge.

Lounge

Nicely presented Lounge with window to the front aspect with painted wooden shutters and chrome curtain pole. Focal point of the room is a decorative fireplace with alcoves to either side providing storage space. Wood effect Amtico flooring. Three bulb light fitting with ceiling rose and smoke alarm to the ceiling with 2 co-ordinating wall mounted light fittings. Wall mounted radiator. Small, recessed cupboard offering storage space. Various power points. Doors leading to Bedroom and Dining Kitchen.





Dining Kitchen - 11'9" x 17'6"

Fabulous Dining Kitchen with a range of Shaker style base units with under unit lighting, wall mounted cupboards and display shelves. Work surface. Wood effect Amtico flooring. Centre island, used for informal dining, with space available for dining table and chairs. Integrated appliances include a ceramic hob and double oven incorporating a microwave, fridge/freezer and dishwasher. Belfast sink and waste disposal unit. Recycling unit. Three bulb light fitting, coving and smoke alarm to the ceiling. Radiator. Various power points. Door leading to the Utility Room. Window overlooking the courtyard.





Utility Room - 4'3" x 6'6"

Useful utility space with work surface with decorative splash back tiling. Space available for a washing machine and tumble drier. Single light fitting and smoke alarm. Wall mounted cupboards. Amtico flooring with under floor heating. uPVC double glazed door with glazed panel leading to the Courtyard. Wall mounted under floor heating control.



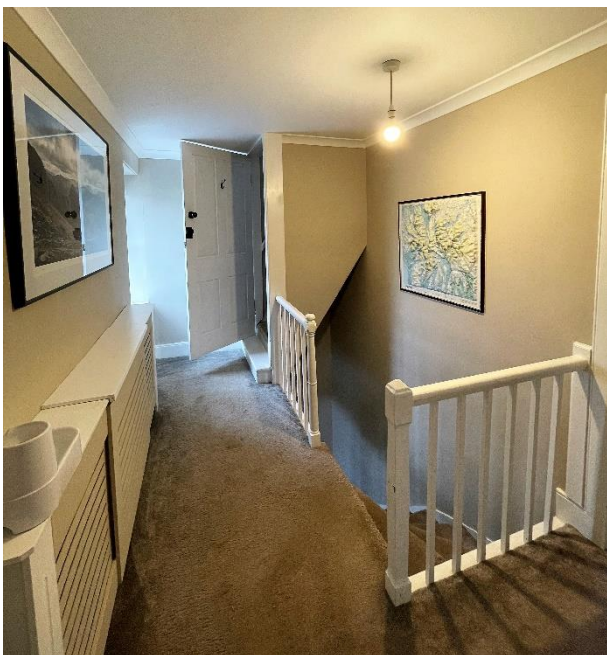
Shower Room - 5'10" x 6'6"

Shower Room with three piece suite, low level WC, wash hand basin with mixer tap, within a vanity unit and ceramic tiled splash back and corner shower enclosure. Chrome accessories. 2 recessed lights and one wall mounted light fitting. Expelair. Amtico flooring with underfloor heating. Window to the side aspect with obscure glass.

Bedroom 3 - 8'10" x inc to 11'1" x 11'1"

Bedroom with window overlooking the courtyard with venetian blinds. Single pendant light fitting and coving to the ceiling. Various power points. Carpet to the floor.





Stairs and Landing - 6'10" x 12'0"

Carpeted staircase leading to upper accommodation. The landing provides access to the Master Bedroom, with Dressing Room, Laundry Room & Bathroom and a further double bedroom. Radiator with decorative cover. Window to the front aspect with venetian blinds. Further staircase, concealed by a door, leading to the attic Bedroom and Store.

Master Bedroom with En-Suite Bathroom, Dressing Room and Laundry Room

Bedroom - 10'9" x 16'4"

Light and airy Double Bedroom with window to the front aspect with wooden blinds. Single light fitting to the ceiling. Press providing shelved storage. Various power points. Carpet to the floor. Radiator.





Dressing Room - 7'8" x 8'0"

Dressing Room with velux window giving natural lights. Fitted dressing table with illuminated mirror. Doors to Laundry Room, Walk in Wardrobe and Bathroom.

Walk in Wardrobe - 6'4" x 9'8"

Wardrobe providing ample hanging and shelved storage. Window to the rear aspect. Radiator. Light fitting to the ceiling. Carpet to the floor.



Laundry Room - 3'3' x 8'0"

Useful room which houses the wall mounted gas fired boiler. Single light fitting to the ceiling. Carpet to the floor. Shelving. Velux window to the ceiling.



En-Suite Bathroom - 4'11" x 9'8"

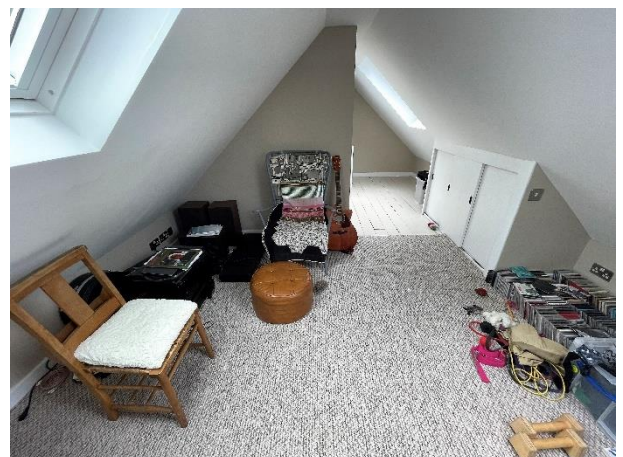
Modern Bathroom with low level WC, circular wash hand basin within a vanity unit and free-standing bath with shower attachment. Opaque tongue and groove wall panelling to half height. Wood effect Amtico flooring. Obscure glazed window to the rear aspect. Wall mounted medicine cabinet and radiator. Single light fitting to the ceiling.

Bedroom - 9'0" x 12'1"

Bedroom which is currently being utilised as an office. Window to the rear aspect. Built in cupboard offering storage space. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Double radiator and various power points.

Attic Bedroom - 12'7" x 13'1"

Bedroom with two velux windows, offering views over the roof tops to the Moray Firth. Part painted floorboards and part carpet to the floor. Various power points. Under eave storage.



Store Room - 6'3" x 6'4"

This room offers storage space and has a velux window. Original floorboards.

Courtyard

The property benefits from an L shaped Courtyard, with part paving and timber seating areas. Stone chipped area. The courtyard is enclosed by a timber fence. There is right of access over next doors property, which leads onto Queen Street.



Council Tax Band C

Note 1

All floor coverings, light fittings and integrated appliances are included in the sale.

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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