

Overlea
John Street
Lossiemouth
Morayshire
IV31 6PX



Offers Over £215,000

Located in the popular coastal town of Lossiemouth is this lovely 3 Bedroom Detached Bungalow. The property is very well presented and benefits from its Own Driveway to Garage.

Features

3 Bedroom Detached Bungalow

Double Glazing

Gas Central Heating

Driveway with Timber Built Garage

Southerly Facing Garden



Entrance to the property is via a uPVC Front Entrance Door with an oval window which leads into the Entrance Vestibule

Entrance Vestibule

Coved ceiling with recessed ceiling light
Laminate flooring

Hallway

Coved ceiling with recessed ceiling lighting
Loft access hatch
Meter cupboard
Single radiator with radiator cover
Built-in shelved storage cupboard
Laminate flooring

Lounge: 16'2" x 14'5" maximum (4.93 x 4.39)

Coved ceiling with recessed ceiling lighting
4 wall mounted light fittings
Double glazed window to the front aspect
Double radiator
Fireplace surround with open working fire
Recessed shelved alcove
Laminate flooring

Kitchen/Diner: 15'5" x 11'1" (4.69 x 3.37)

Coved ceiling with recessed ceiling lighting
2 double glazed windows to the side aspect & a double glazed window & patio doors to the rear
Double radiator
Modern range of wall mounted cupboard & fitted base units with solid worktops & a circular sink with mixer tap & a drainer integrated into the worktop
Integrated dishwasher & double oven
Space to accommodate a fridge freezer
Further base unit with solid worktop with integrated induction hood & overhead cooker hood & a breakfast bar seating area
Fitted shelving with integral wall lighting
Space to accommodate a sofa & a dining table
Tile affect flooring

Doors lead in to the Utility Room

Utility Room: 8'5" x 8'11" maximum (2.56 x 2.72)

Ceiling light fitting
Double glazed frosted window to the side aspect
Loft access hatch
Double radiator
Baxi gas boiler to one corner
Wall mounted cupboards & fitted base units with roll top worksurfaces & a circular sink with drainer unit & mixer tap
Space to accommodate a washing machine
Tile affect flooring

A uPVC door with double glazed frosted window gives access out to the Garden

Bedroom 1: 11'6" x 11'4" (3.5 x 3.45)
Coved ceiling with a ceiling light fitting
Double glazed window to the front aspect
Built-in triple wardrobe with sliding mirrored doors
Double radiator
Fitted carpet

Bedroom 2: 8'9" x 12'2" (2.66 X .71)
Pendant light fitting
Double glazed window to the rear aspect
Single radiator
2 recessed alcoves
Fitted carpet

Bedroom 3: 12'2" x 8'9" plus wardrobe space (3.71 x 2.66)
Coved ceiling with a ceiling light fitting
Double glazed window to the side aspect
Single radiator
Built-in wardrobe
Fitted carpet

Bathroom: 7'9" plus cubicle recess x 5'10" (2.35 x 1.77)
Coved ceiling with a ceiling light fitting
Double glazed frosted window to the side aspect
Single radiator
Half height tiled walls
4 piece suite with water fall design mixer tap to the bath area & separate shower cubicle enclose with a mains shower & wet wall finish within
Grey wood affect flooring

Outside Accommodation

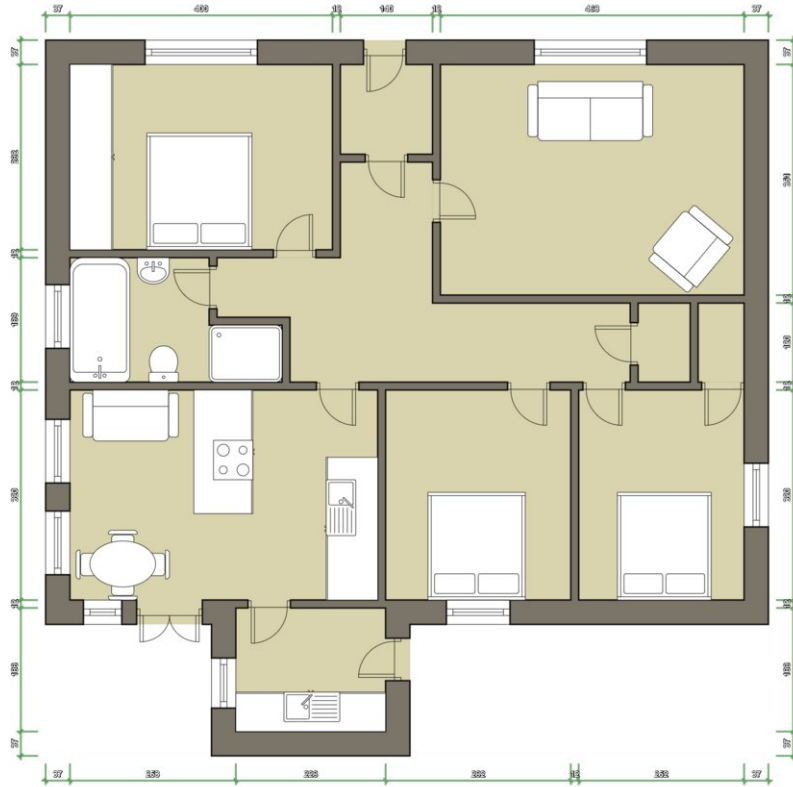
Garden
Garden is laid to lawn with gravel areas & a Timber Built Shed
Decked seating area
Outside lighting

Garage
A Gate Entrance & Driveway lead to a Timber Built Garage
Outside Tap

Note 1
All light fittings, floor coverings & fitted blinds are to remain.

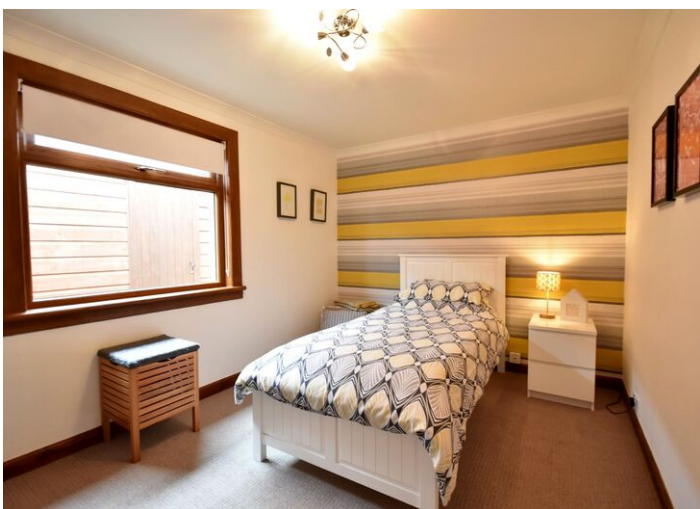
Note 2
The property is utilised as an Airbnb, and if required, some furniture items would be available as part of the purchasers offer.

Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.









Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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.

Entry

By mutual agreement

Offers

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

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.