



Argyle Street, Lossiemouth

Offers Over £155,000 Freehold

2 Bedroom Semi-Detached House located within the popular costal town of Lossiemouth which offers a variety of local amenities including Lossiemouth Harbour and stunning sandy beaches.

- 2 Bedroom Semi-Detached House
- DG & GCH
- Walking distance to Lossiemouth's local amenities
- Conservatory
- Bedroom 1 with En-Suite Dressing / Store Area

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Accommodation comprises on the Ground Floor a Hallway, Lounge, Kitchen/Diner, Conservatory & Ground Floor Bedroom. The First Floor Accommodation comprises a Landing, Bedroom with En-Suite Dressing / Store Area & the Bathroom.

Double Glazing

Gas Central Heating

Conservatory

En-Suite Dressing Room / Store area

EPC Rating - E

Entrance to the property is via a wooden front entrance door with frosted single glaze windows which leads into the Hallway.

Hallway

Pendant light fitting

A carpeted staircase leads to the first floor landing

Fitted carpet

Doors lead to the Ground Floor Bedroom & the Lounge.

Lounge: 15' plus door recess x 11'1" (4.57 x 3.37)

Coved ceiling with a ceiling light fitting

Double glazed window to the front & side aspects with original window shutters in place & cupboard space beneath

Double radiator

Fireplace surround with a remote control gas coal effect fire

Recessed alcove with cupboard space & fitted mirror within

Fitted carpet

Kitchen/Diner: 12' maximum plus door recess area x 11'9" maximum *(3.66 x 3.57)

Ceiling light fitting

Double glazed windows to both side aspects

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Wall mounted cupboards with under unit lighting

Fitted base units with roll top work surfaces & a 1 ½ style sink with drainer unit & mixer tap

Integrated gas hob with an overhead extractor hood, electric double oven & an integrated washing machine, fridge & freezer

Worcester gas boiler is located within one of the cupboards

Attractive fireplace surround with a remote control gas coal effect fire

Space to accommodate a dining/breakfast table within the room

Tiled flooring

A multi-pane glazed door leads through to the Conservatory.

Conservatory: 10'9" maximum x 11'11" (3.27 x 3.62)

Polycarbonate roof

Wall mounted light fitting

Double glazed windows to all aspects of the room

A double glazed side door gives access out to the Garden

Laminate flooring

Ground Floor Bedroom: 8'8" x 10'11" (2.64 x 3.32)

Pendant light fitting

Double glazed window to the rear aspect with cupboard space beneath

Single radiator

Fitted carpet

First Floor Accommodation

Landing

Ceiling light fitting

Loft access hatch

Double glazed Velux window to the front aspect

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Fitted carpet

Bedroom 1 with En-Suite Dressing Area/Store Area: 15'3" maximum x 11' maximum (4.64 x 3.35)

Recessed ceiling lighting

Double glazed window to the front aspect

Double radiator

Good range of fitted wardrobes with drawer space

Fitted wardrobe space with bed side units & recessed lighting above & space between to accommodate a double bed

Fitted carpet

En-Suite Dressing Area/Store Area: 12'2" maximum into door recess x 8'5" maximum plus cupboard space (3.71 x 2.56)

Slightly restricted head height

Recessed ceiling lighting

Double glazed Velux window to the side aspect

Double radiator

Cupboard space

Fitted carpet

Bathroom: 8'7" x 7'5" maximum (2.61 x 2.25)

Recessed ceiling lighting

Double glazed Velux window to the rear aspect

Double radiator

3 piece suite with shower curtain & rail to the fitted bath (there is a shower screen which will be left)

Part tiled walls

Tiled flooring

Outside Accommodation

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Low Maintenance Garden

Lock Block with a raised flower bed border

Side entrance gate leads to the front of the property

Council Tax:

Band B

Note 1

All fitted blinds, floor coverings and light fittings are to remain.

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested or checked that they are connected, and does not imply that these are in full and efficient working order.

Note 3

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.

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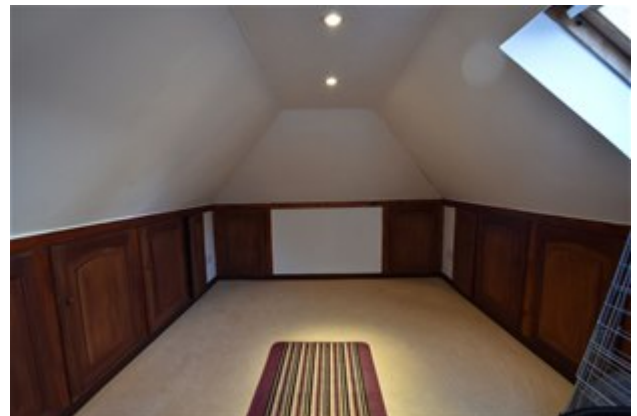
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Viewings via: Grampian Property Centre, 52 High Street, Elgin, IV30 1BU

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