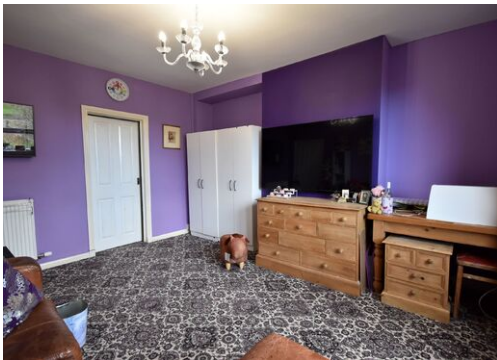


28 Coulardhill  
Lossiemouth  
Morayshire  
IV31 6LB



**Offers Over £178,000**

Located within the popular coastal town of Lossiemouth is this roomy 4 Bedroom Semi-Detached House. The property benefits from some lovely sea views towards Lossiemouth's East Beach and the River Lossie.

### Features

4 Bedroom Semi-Detached House

Sea views to the rear of the property

Own Driveway to the front for 3 vehicles

Double Glazing

Gas Central Heating

**Located within the popular coastal town of Lossiemouth is this roomy 4 Bedroom Semi-Detached House. The property benefits from some lovely sea views towards Lossiemouth's East Beach and the River Lossie.**

**Accommodation comprises a Hallway, Lounge, Kitchen, Ground Floor Bedroom and a Ground Floor Shower Wet Room. The 1st Floor comprises a Landing, 3 further Bedrooms and a Bathroom.**

Entrance to the property is via a uPVC front entrance door with double glazed frosted window leading to:

#### **Hallway**

Pendant light fitting  
A carpeted staircase leads up to the 1st floor landing  
Double radiator  
Laminate flooring

#### **Lounge – 14'3" (4.34) x 12'10" (3.91) max**

Ceiling light fitting (will not remain but a replacement will be fitted)  
Double glazed window to the front  
Double radiator  
A door leads to the Kitchen

#### **Kitchen – 12'10" (3.91) x 8'9" (2.66)**

Ceiling light fitting  
Double glazed window to the rear  
Single radiator  
Wall mounted cupboards and fitted base units  
Integrated appliances include an electric hob, electric double oven and fridge/freezer  
Single sink with drainer unit and mixer tap  
Space to accommodate a washing machine  
Built-in storage cupboard  
Vinyl flooring  
A part panelled uPVC rear entrance door with double glazed frosted window leads out to the garden

#### **Ground Floor Bedroom One – 14'9" (4.49) x 9'5" (2.86)**

Pendant light fitting  
Double glazed window to the front and rear aspects  
Double radiator  
Built-in storage cupboard

#### **Ground Floor Shower Wet Room**

Ceiling light fitting with part wet walled finished ceiling  
Wet wall finish to the walls with an electric shower  
Wash hand basin  
W.C  
Single high level mounted radiator

## **1st Floor Accommodation**

### **Landing**

A carpeted staircase leads up to the 1st floor accommodation, on the half landing there is a double glazed picture window which offers sea views towards Lossie East beach and the river Lossie.

Pendant light fitting

Double radiator

Built-in storage cupboard

The laundry hanging clothes dryer on the half landing is to remain

Fitted carpet

### **Bedroom Two – 14'10" (4.52) x 9'4" (2.84) max and plus wardrobe space**

This room benefits from some lovely views towards Lossiemouth's East beach and the river Lossie

Pendant light fitting

Double glazed window to the front and rear

Double radiator

Built-in wardrobe

Laminate flooring

### **Bedroom Three – 12'10" (3.91) max reducing to 11'10" (3.60) x 12'1" (3.68) max into door recess**

Pendant light fitting

Double glazed window to the front and side

Double radiator

Built-in wardrobe

Fitted carpet

### **Bedroom Four – 11'3" (3.42) plus wardrobe space x 7'6" (2.28)**

Pendant light fitting

Double glazed window to the rear

Double radiator

Built-in wardrobe

Laminate flooring

### **Bathroom – 7'7" (2.30) max x 5' (1.52)**

Ceiling light fitting

Double glazed frosted window to the rear

Single radiator

Bath with electric shower, shower curtain and rail

Wash hand basin and W.C

Vinyl flooring

### **Rear Garden**

Mostly laid to lawn with a side pathway which leads round to the front driveway area

There is a metal garden shed to one side

### **Driveway**

Own driveway which is gravelled and provides parking for 2-3 vehicles

The remainder of the front is laid to lawn

**Note 1**

All light fittings (excluding the lounge fitting), fitted blinds, laundry clothes dryer on the half landing and floor coverings(excluding the lounge and ground floor bedroom carpets) are to remain.

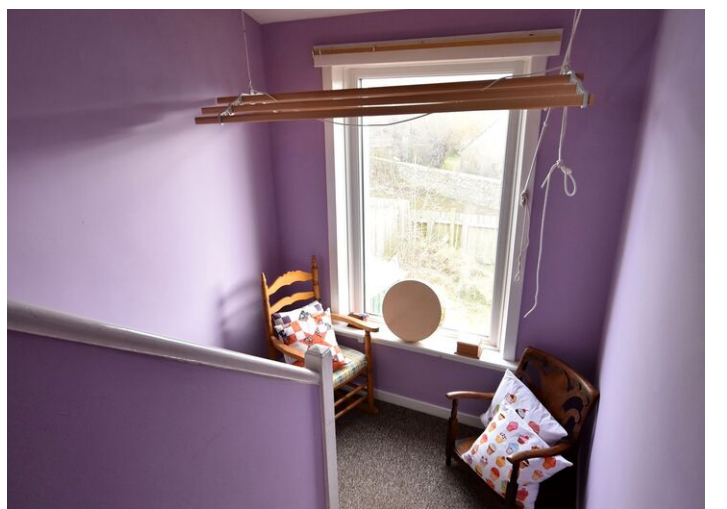
**Energy Performance Rate**

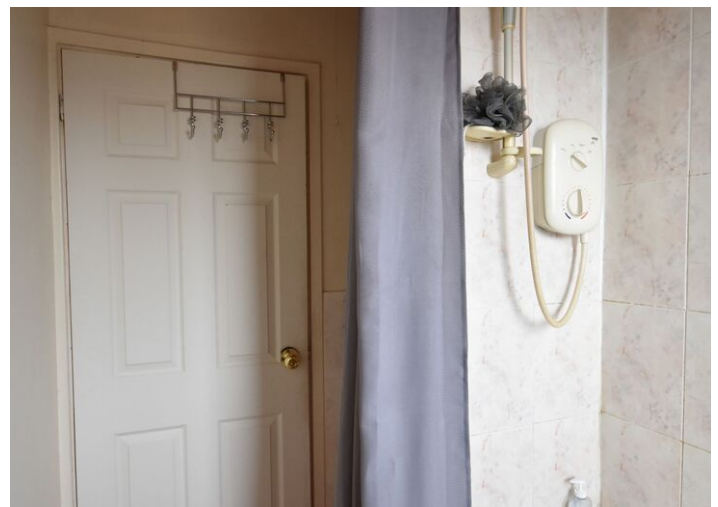
**Council Tax Band**

**Currently B**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.