

7 Coulardhill  
Lossiemouth  
Morayshire  
IV31 6LA



**Fixed Price £138,000**

Located in the popular coastal town of Lossiemouth is this 3 Bedroom Semi-Detached House. The property benefits from its Own Driveway offering off-street parking and is well located for local amenities.

### Features

3 Bedroom Semi-Detached House

Own Driveway

Rear Garden

Double Glazing

Gas Central Heating



Located in the popular coastal town of Lossiemouth is this 3 Bedroom Semi-Detached House. The property benefits from its Own Driveway offering off-street parking and is well located for local amenities.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Kitchen / Diner and a Ground Floor Bedroom. The 1st floor comprises 3 Double Bedrooms.

Entrance Vestibule – 6'10" (2.07) x 4'6" (1.37) plus cupboard space

Pendant light fitting

Built-in under stairs storage cupboard

Laminate flooring

Hallway

Pendant light fitting

Double glazed window to the side

Built-in storage cupboard

A carpeted staircase leads to the 1st floor landing

Laminate flooring

Lounge – 16'3" (4.96) x 11'2" (3.40)

Pendant light fitting

2 double glazed windows to the front

Double radiator

Laminate flooring

Kitchen / Diner – 16' (4.88) x 9'3" (2.81)

2 ceiling light fittings

Double glazed window to the rear

Double radiator

Wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit and mixer tap

Integrated electric hob and oven

Space to accommodate a fridge/freezer and washing machine

Tile effect flooring

A double glazed rear entrance door leads out to the garden

Ground Floor Bathroom – 5'6" (1.67) x 6'9" (2.04)

Recessed ceiling lighting

Double glazed window to the rear

Single radiator

Bath with shower curtain, curtain rail and electric shower

Pedestal wash basin and W.C

Vinyl flooring

## 1st Floor Accommodation

### Landing

Pendant light fitting

Loft access hatch

Double glazed window on the half landing to the front

Double radiator

Built-in shelved storage cupboard

Fitted carpet

Bedroom One – 16'4" (4.98) max reducing to 13' (3.96) x 9'11" (3.02) max

Ceiling light fitting

2 double glazed windows to the front

Single radiator

Fitted carpet

Bedroom Two – 12'11" (3.94) max into recess x 9'4" (2.84) plus recess

Pendant light fitting

2 double glazed windows to the rear

Single radiator

Fitted carpet

Bedroom Three – 10'1" (3.10) max and plus cupboard space x 10'6" (3.20) max

A triple aspect room

Pendant light fitting

Double glazed window to the side and 2 double glazed windows to the rear

Single radiator

Built-in storage cupboard

Fitted carpet

### Rear Garden

A rear garden which is mostly paved with a side area laid to lawn

2 gardens sheds

A rear access gate leads out to a communal parking area at the rear

### Driveway

Benefiting from its own driveway providing off-street parking for 1 vehicle

### Notes 1

Light fittings are floor coverings are to remain.

# Energy Performance Rate

# Council Tax Band

Currently Band 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>	64		
(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.