

7 Coulardhill  
Lossiemouth  
IV31 6LA



**Fixed Price £140,000**

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

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>			

## Council Tax Band

Currently B





**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.