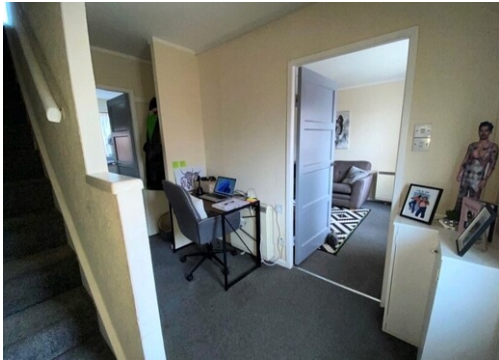


13 Macdonald Drive  
Lossiemouth  
Morayshire  
IV31 6LU



**Offers Over £130,000**

Located within the popular coastal town of Lossiemouth is this 2 Bedroom Mid-Terrace House. The property benefits from a good-sized Enclosed Rear Garden with rear access.

### Features

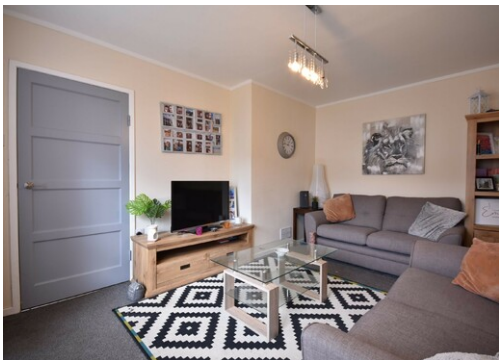
2 Bedroom Terraced House

Enclosed Rear Garden with rear access

2 Double Bedrooms

Double Glazing

Electric Heating



Located within the popular coastal town of Lossiemouth is this 2 Bedroom Mid-Terrace House. The property benefits from a good-sized Enclosed Rear Garden with rear access.

Accommodation comprises a Hallway, Lounge, Kitchen with a Dining area. The 1st floor comprises 2 spacious Double Bedrooms and a Bathroom.

#### Hallway

Ceiling light fitting

Electric storage heater

A carpeted staircase leads to the 1st floor landing

Built-in under-stairs storage cupboard

Fitted carpet

Lounge – 14'4" (4.37) x 10'5" (3.17)

Ceiling light fitting

Double glazed window to the front

Electric storage heater

Fitted carpet

Kitchen – 10'4" (3.15) max reducing to 6'6" (1.97) x 10'1" (3.07)

Ceiling light fitting

Double glazed window to the rear

Wall mounted cupboards and fitted base units

Integrated electric hob with electric oven

Circular sink single with drainer unit and mixer tap

Space to accommodate a washing machine, dishwasher and fridge/freezer

Vinyl flooring

A rear entrance door leads out to the Garden

Dining Area – 8'3" (2.51) x 6'10" (2.07)

Pendant light fitting

Double glazed window to the rear

Electric storage heater

Vinyl flooring

#### 1st Floor Accommodation

#### Landing

Pendant light fitting

Loft access hatch

Built-in storage cupboard

Fitted carpet

Bedroom One – 15'7" (4.74) plus wardrobe space x 9'8" (2.94) cupboard space

A spacious main bedroom comprising a pendant light fitting

2 double glazed windows to the front

Electric heater

Built-in wardrobe and a built-in storage cupboard

Fitted carpet

Bedroom – 12’6” (3.81) max into door recess reducing to 10’7” (3.22) x 9’9” (2.96)  
 A double bedroom comprising a pendant light fitting  
 Double glazed windows to the rear  
 Electric heater  
 Built-in wardrobe and a built-in storage cupboard  
 Fitted carpet

Bathroom – 8’1” (2.46) x 5’ (1.52)  
 Pendant light fitting  
 Double glazed window to the rear  
 Fitted bath with shower screen and mains shower  
 Vanity unit with circular wash basin and mixer tap  
 Press flush W.C  
 Vinyl flooring

Garden – 44ft deep max  
 A good-sized and enclosed rear garden divided into 2 parts  
 The initial part of the garden is fenced with a paved pathway and gravelled area  
 Outside garden tap  
 A garden gate leads though to the remainder larger part of the garden which is partly laid to lawn and has a timber built shed at the rear  
 A rear access gate leads to a shared pathway

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

## Energy Performance Rate

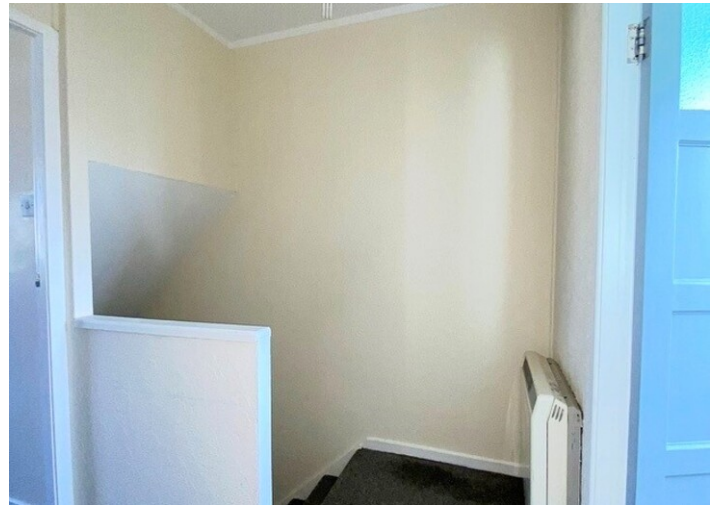
## Council Tax Band

Currently A

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>	61		
(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.