



**Harper
Macleod LLP**
Estate Agents & Solicitors



46 Clifton Road, Lossiemouth, IV31 6DP

Offers over £135,000

Traditional two bedroom first floor flat situated in a convenient location in the sought after coastal town of Lossiemouth within walking distance to the East Beach, shops, restaurants and other local amenities.

The accommodation comprises entrance hallway, lounge/diner, kitchen, two bedrooms and shower room. The property, which would make an ideal first time buy or buy-to-let investment, further benefits from double glazing, gas central heating, rear garden and off-street parking.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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ENTRANCE HALLWAY



UPVC and glazed external door; ceiling light fitting; recess with shelving; fitted coat hooks; slate tile flooring; staircase to first floor.

FIRST FLOOR LANDING

Window to front with storage cupboard below; ceiling light fitting; small hatch to loft space; fitted carpet; leads to lounge and bedroom 1.

BEDROOM 1

14'0" x 11'7" (4.27m x 3.55m)



Windows to front & rear; ceiling light fitting; fitted carpet.

LOUNGE / DINER

15'3" x 14'4" (4.67m x 4.37m)



Windows to front and rear; ceiling light fitting; laminate flooring; door to inner hallway; door to kitchen.

KITCHEN

13'10" x 6'5" (4.23m x 1.97m)



Window to rear; UPVC and glazed door to rear leading out to the garden; ceiling light fitting; laminate flooring; modern fitted kitchen in white; integrated dishwasher; integrated washing machine; built-in double oven and five ring gas hob; hood; wall mounted cabinet housing the Worcester gas central heating boiler; space for fridge freezer.

INNER HALLWAY

Ceiling light fitting; fitted carpet; leads to shower room and bedroom 2.

SHOWER ROOM

10'2" x 4'8" (3.10m x 1.43m)



Window to rear; inset ceiling spotlights; extractor fan; tile effect flooring; walk-in shower enclosure with mains shower; built-in vanity mounted sink and WC; fitted wall cabinets with mirror and lighting.

BEDROOM 2

13'8" x 8'6" (4.18m x 2.61m)



Window to front; ceiling light fitting; fitted carpet; built-in single wardrobe.

OUTSIDE



The fully enclosed rear garden has been newly laid to lawn with a gravelled driveway providing off-street parking; mature shrubs and trees; wooden shed; store; outside power sockets; water tap.

NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all shower room fittings, the integrated dishwasher, washing machine, built-in oven, hob and hood in the kitchen and the wooden shed in the garden.

Items of furniture may be available by separate negotiation.

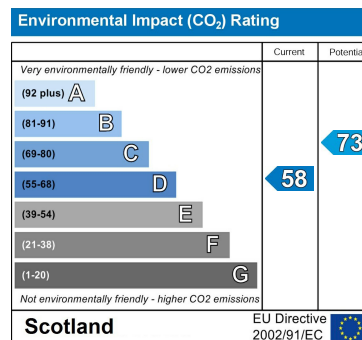
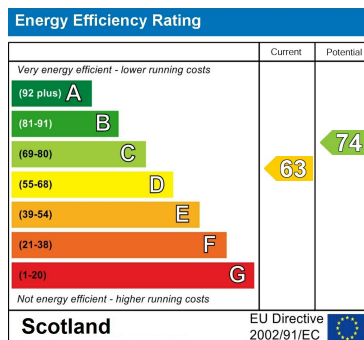
Council Tax Band: B

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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