



**Elgin Road, Lossiemouth, IV31 6HE**  
**Offers Over £125,000**

**BELVOIR!**



# BELVOIR!

Semi detached one bedroom bungalow in the seaside town of Lossiemouth.

Lossiemouth is located on the Moray Firth and offers a wealth of amenities including primary and secondary schools, health centre, two beautiful sandy beaches, links golf courses, a marina and a wide variety of dining establishments.

The accommodation comprises : entrance hallway, lounge, kitchen, bathroom and a double bedroom.

Council Tax Band A

EPC D

**Hallway**

The property is entered via a wooden exterior door and leads into an L shaped hallway.  
Spacious utility cupboard which has plumbing in place for a washing machine and also contains the central heating boiler.  
Fitted carpet.  
Loft access hatch.

**Kitchen 12'1" x 6'10" (3.7 x 2.1 )**

Breakfasting kitchen with windows to the side and rear aspect.  
A range of fitted wall and base units with worktop  
Sink and drainer.

Gas hob with electric oven and extractor hood.  
Vinyl flooring.  
Space for a small table and chairs.

**Lounge 16'4" x 14'1" (5 x 4.3 )**

Bright spacious lounge with large bay window to the rear aspect.  
Door leading out to the rear garden.  
Storage cupboard.  
Fitted carpet.  
Ceiling light fitting.

**Bathroom 6'6" x 6'10" (2 x 2.1 )**

With a white three-piece suite comprising WC, wash hand

basin and bath tub with shower over.  
Window to the front aspect.  
Ceiling light fitting.  
Central heating radiator.

**Bedroom 10'2" x 10'5" (3.1 x 3.2 )**

Good sized double bedroom with window to the rear aspect.  
Fitted carpet.  
Ceiling light fitting.  
Fitted wardrobe.  
Central heating radiator.

**Exterior**

To the front of the property there are decorative chipped



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stones and a timber shed for storage.

Neat low maintenance rear garden with fenced boundary.

Off street parking is available in the communal car park to the side of the property.







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