



Drainie Way, Lossiemouth, IV31 6SZ
Offers Over £180,000

BELVOIR!

BELVOIR!

Modern semi-detached 3 bedroom family home located in a popular residential area of Lossiemouth, close to the R.A.F base.

Lossiemouth offers a variety of services which include primary and secondary schools, local shops, supermarkets. The town has a selection of outdoor leisure pursuits and boasts two beautiful sandy beaches, a championship links golf course, marina and a harbour.

The accommodation comprises entrance hallway, lounge, kitchen diner, three bedrooms and a bathroom. The property further benefits from gas central heating, driveway for several cars, a detached single garage and gardens to the front and rear.

EPC C
Council tax band C

Entrance

Door leading through to the lounge and a stair case leading to the 1st floor accommodation.

Central heating radiator.

Ceiling light fitting.

Lounge 13'9" x 11'2" (4.2m x 3.42m)

Bright spacious lounge with windows to the front aspect.

Light wood laminate flooring.

Central heating radiator.

Ceiling light fitting.

Under stair storage alcove.

Kitchen Diner 15'5" x 11'1" (4.7 x 3.4)

Open plan kitchen diner with ample room for a dining table and chairs.

Bespoke kitchen with central island providing excellent storage and worktop space.

Free standing electric oven.

Space and plumbing for a washing machine.

Under unit fridge.

Ceiling light fittings.

Windows to the rear and side aspects.

Central heating radiator.

Stairs/landing

Staircase leads up to the first floor accommodation.

Window to the side aspect.

Cupboard with shelving.

Loft access hatch.

Bathroom 6'2" x 6'6" (1.9 x 2)

Three piece bathroom in white comprising bath with electric shower over and glass screen, toilet and wash hand basin.

Laminate flooring.

Central heating radiator.

Opaque window to rear aspect

Bedroom 1 9'2" x 9'2" (2.8 x 2.8)

Double bedroom with rear facing window.

Built-in full high wardrobes with sliding mirror fronted doors.

Fitted carpet.

Central heating radiator.

Ceiling light fitting.

Bedroom 2 13'1" x 8'6" (4m x 2.6m)

Spacious double bedroom with window to front aspect.

Fitted carpet.

Central heating radiator.

Ceiling light fitting.

Built in wardrobes with mirror fronted sliding doors.

Bedroom 3 7'2" x 9'10"m (2.2m x 3.m)

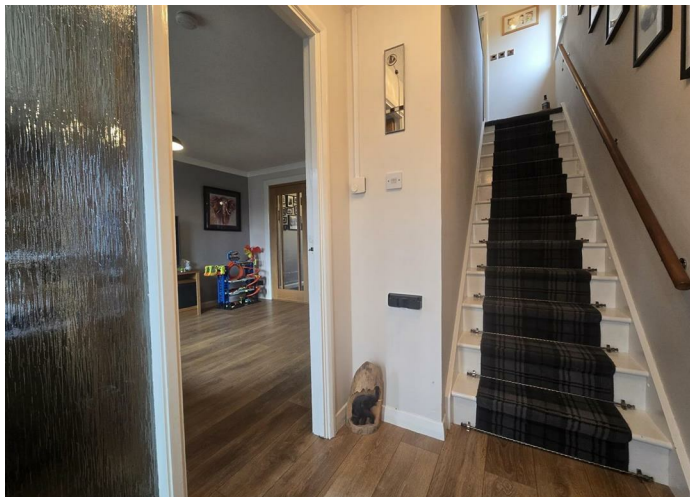
Window to the front aspect.

Central heating radiator.

Fitted carpet.

Ceiling light fitting.

Cupboard housing gas combi boiler.



22 Thunderton Place, Elgin, Moray IV30 1BG

Tel: 01343 545788

moray@belvoirlettings.com

www.belvoirlettings.com

BELVOIR!

Garage

Single detached garage with up and over door.

Lighting and power.

Space and vent for a tumble dryer.

Wooden side door.

Gardens

Open front garden laid to lawn. Driveway with parking for three cars.

Enclosed low maintenance rear garden laid with Astro turf, paved patio area raised borders.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

BELVOIR!