



**Argyle Street, Lossiemouth, IV31 6PS**  
**Offers Over £130,000**

**BELVOIR!**



# BELVOIR!

Three bedroom maisonette situated in a central location within the popular sea side town of Lossiemouth.

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

Accommodation.

Hallway, lounge, sitting room, dining kitchen. The first floor accommodation comprises two further bedrooms & bathroom.

The property further benefits from gas central heating and double glazing. There is a secure block built garden store.

EPC C

Council tax band B

## Entrance

Entrance to the property is via an external staircase which leads to the uPVC front entrance door.

Laminate flooring.

Doors lead off to the kitchen/diner & bedroom.

A carpeted staircase leads up to the first floor accommodation.

## Kitchen Diner 13'1" x 10'9" (4 x 3.3)

Bright modern kitchen with window to the rear aspect.

Ample space for a dining table and chairs.

A great range of grey gloss wall and base units.

Sink with drainer.

Space for fridge freezer and plumbing in place for a washing

machine.

Electric oven.

Gas hob.

Laminate flooring.

Central heating radiator.

Wall mounted gas combi boiler.

## Lounge 9'10" x 16'8" (3 x 5.1)

Spacious lounge with two windows to the front aspect offering views of the moray firth over the roof tops.

Fitted carpet.

Central heating radiator.

Wall lights.

Fire place with electric fire.

## Sitting room 11'9" x 10'2" (3.6 x 3.1)

Second public room with window to the front aspect.

Fitted carpet.

Ceiling light fitting.

Fireplace with electric fire.

Central heating radiator.

Cupboard housing the consumer unit and meter.

Door leading to bedroom 1.

## Bedroom 1 11'5" x 10'9" (3.5 x 3.3)

Double bedroom with window to the front aspect.

Fitted carpet.

Ceiling light fitting.

Central heating radiator.



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## Stairs Landing

Carpeted stair case leads to the first floor.

Fitted storage cupboards.

Two Velux windows.

Doors leading to the two further bedrooms and the bathroom.

## Bedroom 2 11'5" x 15'8" (3.5 x 4.8)

Bright bedroom with Velux windows to both the front and rear aspects.

Built in wardrobe.

Central heating radiator.

Ceiling light fitting.

Fitted carpet.



## Bathroom 7'6" x 5'6" (2.3 x 1.7)

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

Tiled flooring.

Velux window to the front aspect.

Ladder style central heating radiator.

Ceiling spotlights.

## Bedroom 3 11'5" x 7'2" (3.5 x 2.2)

Third bedroom with Velux window to the rear aspect.

Fitted carpet.

Central heating radiator.

Ceiling light fitting.



## Exterior

To the rear of the property there is a secure block built storage shed.







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