



St. Gerardines Road, Lossiemouth, IV31 6JX
O.I.R.O £105,000

BELVOIR!

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Two-bedroom first floor located in a popular residential area in Lossiemouth.

The picturesque town of Lossiemouth is nestled 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.

Accommodation comprises Two double bedrooms, Lounge, Kitchen and Bathroom.
The property further benefits from double glazing, electric heating and a private rear garden.

Council tax band A
EPC D

Porch 7'10" x 4'3" (2.4 x 1.3)

Upvc exterior door.
Window to the side aspect.
Ceiling light fitting.

Hallway

Property is entered via a uPVC door into the entrance hallway.
Central heating radiator.
Fitted carpet to floor.
Doors leading off to all accommodation.
Linked smoke detector.

Bedroom 1 15'5" x 9'2" (4.7 x 2.8)

Spacious double bedroom with windows to the front aspect.
Electric night store heater.
Fitted carpet.
Ceiling light fitting.
Built in wardrobe.

Lounge 15'5" x 9'2" (4.7 x 2.8)

Good size lounge with window to the front aspect.
Fitted carpet.
Ceiling light fitting.
Feature fireplace.
Interlinked Smoke detector.
Built in storage cupboard.

Kitchen 9'10" x 8'6" (3 x 2.6)

Modern kitchen with window to the rear aspect.
Vinyl flooring.
Ample wall and base units with complimentary worktop area.
Freestanding electric cooker.
Plumbing in place for a washing machine and space for a fridge freezer.
Larder cupboard.
Interlinked Heat detector.

Bathroom 5'10" x 5'2" (1.8 x 1.6)

Three-piece bathroom in white comprising bath with shower over, pedestal wash hand basin and toilet.



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Frosted window to the rear aspect.

Extractor fan.

Ceiling light fitting.

Vinyl flooring.

Bedroom 2 10'5" x 9'10" (3.2 x 3)

Second double bedroom with window to the rear aspect.

Fitted carpet.

Ceiling light fitting.

Central heating radiator.

Exterior

To the rear there is a private garden which is mainly laid to

lawn.

Secure block-built garden store.





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