



Coulardbank Court, Lossiemouth, IV31 6SX
Offers Over £210,000

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****Closing Date Tuesday 15th April @12 Noon****

Spacious three bedroom family home in a great location for Raf Lossiemouth, schools and local amenities.

Lossiemouth is known for its stunning coastal scenery and friendly community atmosphere. Residents can enjoy nearby amenities, including shops, schools, and recreational facilities, all within a short distance. The beautiful beaches and picturesque landscapes of Lossiemouth offer a perfect backdrop for outdoor activities and leisurely strolls.

Accommodation comprises hallway, lounge, kitchen diner, guest W.C with three double bedrooms and a family bathroom on the first floor.

The property further benefits from gas central heating, double glazing, gardens to the front and rear, a driveway for several cars and a detached single garage.

EPC C

Council tax band C

Vestibule 3'3" x 5'6" (1 x 1.7)

The property is entered via a secure Upvc door.

Fitted carpet.

Ceiling light fitting.

Hallway

Entrance hallway with doors leading off to the lounge, kitchen/diner and guest W.C.

A carpeted staircase leads up to the first floor accommodation.

Under stair storage cupboard.

Central heating radiator.

Ceiling light fitting.

Smoke detector.

Guest W.C 2'11" x 5'6" (0.9 x 1.7)

Guest W.C with opaque window to the front aspect.

Vinyl flooring.

Central heating radiator.

W.C and wash hand basin in white.

Lounge 12'1" x 15'8" (3.7 x 4.8)

Bright lounge with window to the front aspect and bay window to the side aspect.

Fitted carpet.

Central heating radiator.

Ceiling light fitting.

Kitchen diner 18'0" x 11'5" (5.5 x 3.5)

Spacious kitchen diner with windows to the side and rear

aspects.

Door leading out to the rear garden.

Ample range of wall and base units with worktop space.

Vinyl flooring.

Sink with drainer.

Electric cooker with extractor above.

Cupboard housing the hot water tank.

Heat detector.

Stairs/Landing

Carpeted staircase leads up to the first floor accommodation.

Loft access hatch.

Airing cupboard housing the boiler.



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Ceiling light fitting.
Smoke detector.

Bedroom 1 11'11" x 9'10" (3.65 x 3)

Double bedroom with window to the side aspect.
Fitted carpet.
Ceiling light fitting.
Central heating radiator.
Two fitted wardrobes.

Bathroom 6'2" x 7'6" (1.9 x 2.3)

Four piece bathroom in white comprising bath tub, vanity unit with inset wash hand basin, toilet and shower cubicle

with mains shower.
Tiled flooring.
Ceiling spotlights.
Chrome towel radiator.
Window to the rear aspect.

Bedroom 2 12'11" x 9'6" (3.95 x 2.90)

Double bedroom with window to the front aspect.
Fitted carpet.
Central heating radiator.
Two built in wardrobes.
Ceiling light fitting.

Bedroom 3 9'10" x 9'2" (3 x 2.8)

Double bedroom with window to the front aspect.
Fitted carpet.
Central heating radiator.
Ceiling light fitting.

Exterior

To the front of the property there is an area of lawn with planted borders.
A long driveway providing off street parking for several cars leads to the detached single garage.
Garage with electric door and electricity supply.
The enclosed, low maintenance rear garden is paved and provides a sunny spot for entertaining.





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.

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