



**Commerce Street, Lossiemouth, IV31 6QQ**  
**Offers Over £270,000**

**BELVOIR!**



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Nestled in the picturesque coastal town of Lossiemouth, this charming detached house comprises of kitchen, dining room, lounge and downstairs bedroom/office space. The staircase leads to the first floor accommodation and offers a family bathroom, further three bedrooms and shower room. The property further benefits from gas central heating, double glazing and gardens to the front and rear.

Lossiemouth offers a variety of amenities 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.

Viewing of this spacious property is highly recommended.

EPC E  
Council tax band D

## Hallway

The property enters into a bright L shaped hallway with doors leading off to the two public rooms and the downstairs bedroom. A staircase leads up to the first floor accommodation. Laminate flooring. Ceiling light fitting. Central heating radiator.

## Lounge 15'5" x 10'9" (4.7 x 3.3)

Window to the front aspect.  
Ceiling light fitting.  
Fitted carpet.  
Central heating radiator.  
Ornate fireplace with open fire.

## Dining Room 10'11" x 9'10" (3.35 x 3)

Window to the front aspect.  
Wooden flooring.  
Ceiling light fitting.  
Ornate fireplace with open fire.  
Central heating radiator.

## Kitchen 10'5" x 9 (3.18m x 2.74m)

Kitchen with space for a dining table and chairs.  
External door leads out to the rear garden.  
Selection of wall and base units with work top area.  
Wood effect flooring.  
Window to the side aspect.  
Sink with drainer.  
Central heating radiator.

Ceiling light fitting.  
Space for washing machine.  
Gas boiler.

## Bedroom 4 11'1" x 8'6" (3.4m x 2.6m)

Currently used as a home office.  
Window to the rear aspect.  
Decorative feature fireplace.  
Central heating radiator.  
Ceiling light fitting.  
Neutral fitted carpet.

## Family Bathroom 10'2" x 9'2" (3.1m x 2.8m)

Three piece bathroom comprising wash hand basin, bath and W.C.  
Neutral tiled flooring.





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Ceiling spotlights.  
Ladder style central heating radiator.  
Velux window.

### **Bedroom 1 15'8" x 10'2" (4.8m x 3.1m)**

Master bedroom with dual aspect windows.  
Neutral fitted carpet.  
Ceiling light fitting.  
Central heating radiator.  
Built-in double wardrobe.

### **Bedroom 2 14'1" x 8'2" (4.3m x 2.5m)**

Double bedroom with window to the front aspect.  
Central heating radiator.

Ceiling light fitting.  
Neutral fitted carpet.

### **Bedroom 3 9'10" x 8'2" (3m x 2.5m)**

Window to the front aspect.  
Central heating radiator.  
Ceiling light fitting.  
Neutral fitted carpet.

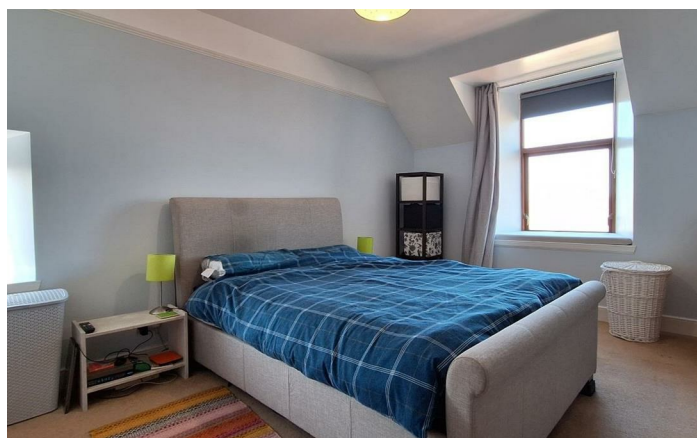
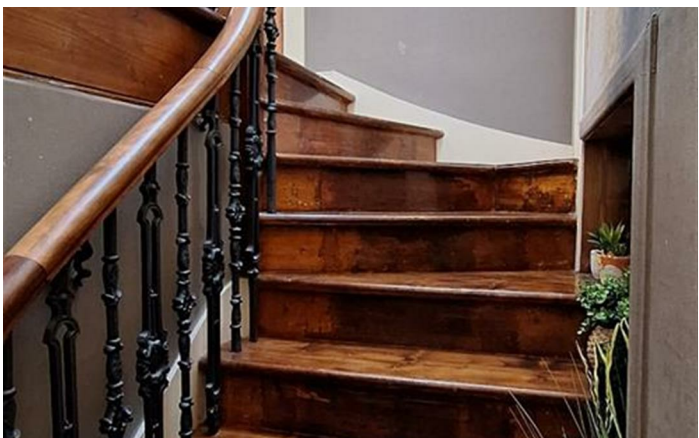
### **Shower Room 6'10" x 3'11" (2.1m x 1.2m)**

Modern shower room with shower enclosure and mains shower unit, pedestal wash hand basin and toilet.  
Opaque window.  
Tiled flooring.

Ceiling spotlights.  
Extractor fan.  
Ladder style towel radiator.

### **External**

The front garden is laid to lawn with planted borders with steps leading from street level to the front door.  
The south facing rear garden is a combination of lawn and a slabbed patio area.  
Timber garden shed.







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