



Drainie Way, Lossiemouth, IV31 6SZ
Offers Over £135,000

BELVOIR!

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***** CLOSING DATE SET FOR 12 NOVEMBER AT NOON*****

Two bedroom semi detached bungalow located in a popular residential area of Lossiemouth, close to the West beach and RAF Lossiemouth.

Lossiemouth has a range of amenities including both primary and secondary schools, local shops, pubs, restaurants, two sandy beaches, marina and a fantastic links golf course.

The accommodation comprises two double bedrooms, lounge, kitchen and shower room.
The property further benefits from off street parking, a detached single garage and gardens to the front and rear.

EPC E
Council tax band B

One of the executors of this property is a member of staff at Belvoir and will benefit from the sale.

Vestibule 4'7" x 3'7" (1.4 x 1.1)

Upvc and glazed door opens into the vestibule which in turn leads through to the kitchen and the lounge.

Fitted carpet.

Ceiling light fitting.

Storage cupboard housing consumer units and meters.

Kitchen 5'10" x 9'2" (1.8 x 2.8)

The kitchen is fitted with a range of wall and base units with roll top work surface.

Appliances include washing machine, dishwasher, fridge/freezer, electric oven and electric hob.

Stainless steel sink with drainer.

Window to the side aspect.

Door leading out to the side of the property.

Ceiling light fitting.

Vinyl flooring.

Lounge 10'5" x 16'4" (3.2 x 5)

Good size lounge with two windows to the front aspect.

Fitted carpet.

Electric night store heater.

Display alcove with storage.

Ceiling light fitting.

Inner hallway

Inner hall with doors to both bedrooms and shower room.

Loft access hatch.

Wall light fitting.

Electric night store heater.

Fitted carpet.

Bedroom 1 10'9" x 8'10" (3.3 x 2.7)

Double bedroom with window to the rear aspect.

Fitted carpet.

Ceiling light fitting.

Built in wardrobe with mirror fronted doors.

Electric panel heater.

Bedroom 2 8'2" x 7'6" (2.5 x 2.3)

Double bedroom with window to the rear aspect.

Ceiling light fitting.



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Electric panel heater.

Fitted carpet.

Built in wardrobe with mirror fronted doors.

Shower room 5'2" x 6'2" (1.6 x 1.9)

Shower room with corner shower cubicle, W.C and wash hand basin.

Opaque window to the side aspect.

Vinyl flooring.

Ceiling light fitting

Exterior

The easily maintained front garden is laid to lawn.

There is a driveway for off street parking and this leads to the single garage with power and light.

The private rear garden is laid to lawn with mature planted borders.

Notes

In accordance with the Estate Agents Act 1979, we hereby declare that a member of this agency (or a person connected to this agency) has a personal interest in the sale of this property.





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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