

# Cloverdale Cottage

KIMBERLEY STREET, LOSSIEMOUTH, IV31 6BT



*New flat roof fitted August 2024 with a 20-year guarantee. Cloverdale Cottage is a charming detached home tucked away off Kimberley Street*



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A Hidden Gem in the Heart of Lossiemouth. The property is available at a reduced price of £25,000 under the home report to take into consideration some work being required, The sellers are open to any serious offers from buyers in a position to proceed. The property has recently (August 2024) had the flat roof which was 3 rated on the home report replaced over the utility room and this comes with a 20-year full guarantee, so please ignore the comments about the flat roof in the original home report as that's now been addressed.

The only work that will need to be done would be the damp, for which the sellers have been quoted around £10,000 but have reduced their asking price by £25,000 to not only cover this cost but also give you a buffer for any decorative work also.

Cloverdale Cottage is a charming detached home nestled in a secluded location off Kimberley Street. This delightful 2-bedroom cottage offers tranquillity and coastal charm, featuring a sun trap of a garden that's perfect for relaxing or entertaining.

# THE CONSERVATORY



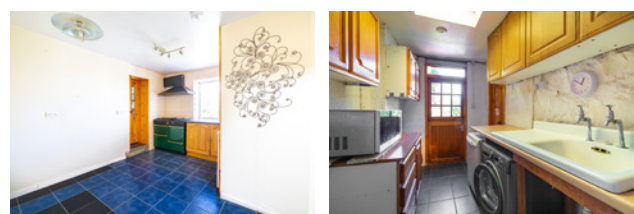
The property boasts a large sunroom conservatory that overlooks the garden, providing a serene space filled with natural light.



# THE LOUNGE/KITCHEN & UTILITY



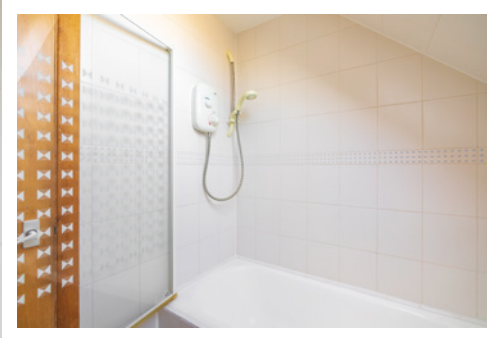
The spacious lounge flows seamlessly into the kitchen area, creating a welcoming and open living space. A striking spiral staircase serves as the centrepiece of the lounge, leading to the first floor. The ground floor is completed with a separate utility room for added convenience.





Upstairs, the spiral staircase gives access to two double bedrooms, both equipped with wardrobe storage. The family bathroom features a shower over the bath, offering both functionality and comfort.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





Externally, the beautiful garden includes an outdoor storage unit and an excellent shed painted in a charming beach hut blue, perfectly complementing the coastal setting.

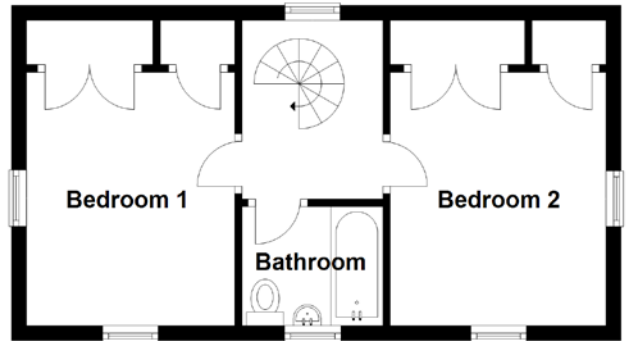
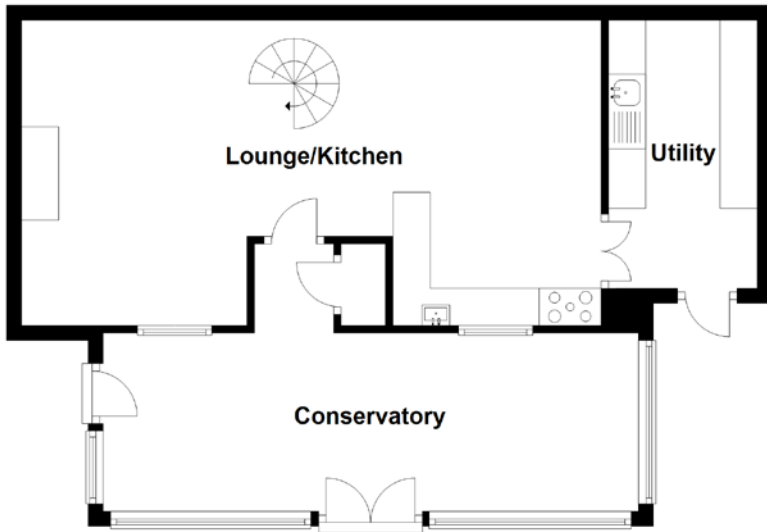
Cloverdale Cottage is an ideal home, whether as a permanent residence or a holiday retreat, thanks to its high tourism appeal and proximity to Lossiemouth's fantastic golf courses and stunning beaches. Embrace the unique coastal lifestyle in this hidden gem of a cottage.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

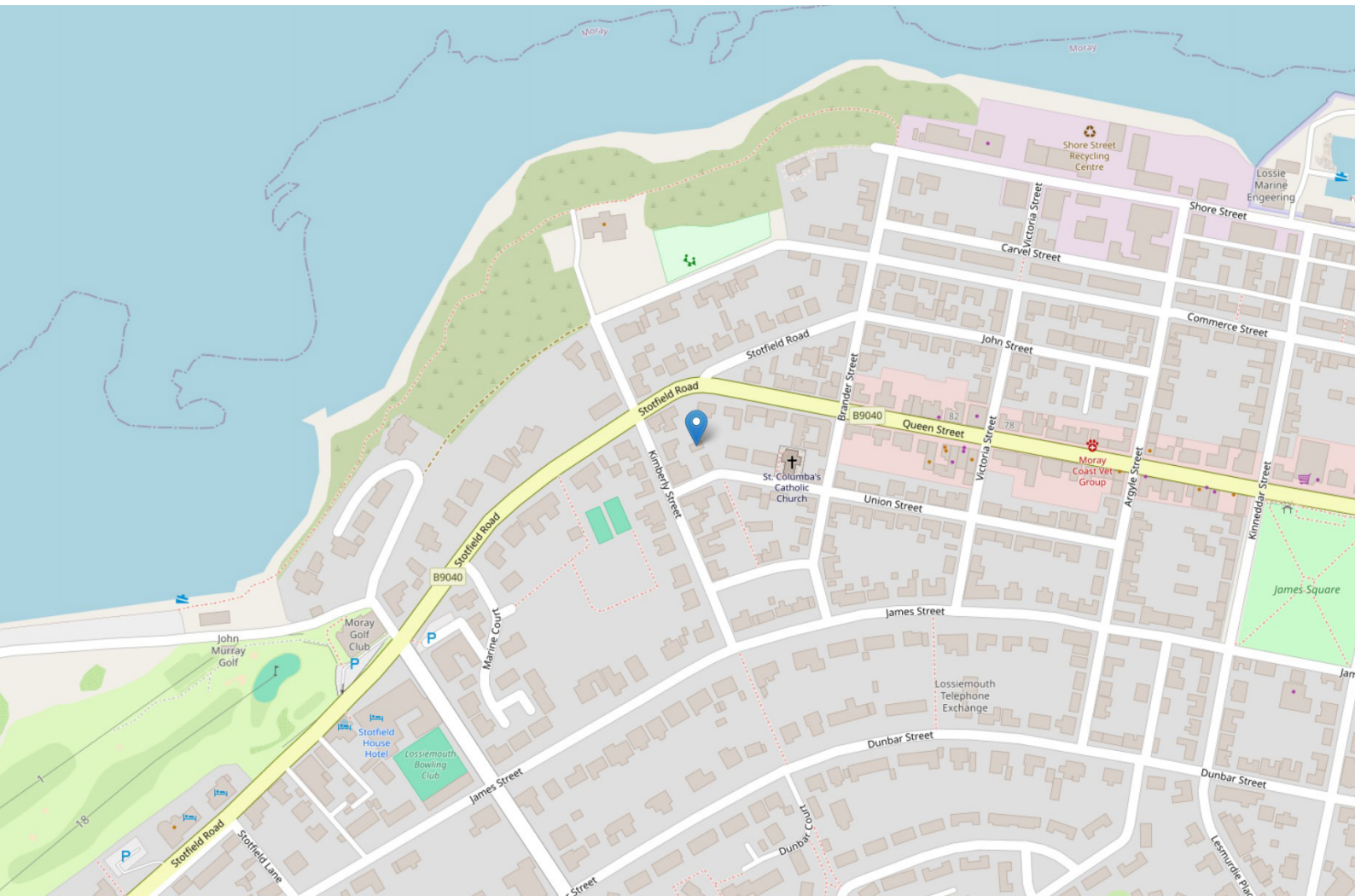


Approximate Dimensions (Taken from the widest point)

Conservatory	7.20m (23'8") x 2.40m (7'10")
Lounge/Kitchen	7.80m (25'7") x 4.10m (13'5")
Utility	3.60m (11'10") x 2.00m (6'7")

Bathroom	1.90m (6'3") x 1.60m (5'3")
Bedroom 1	3.40m (11'2") x 2.80m (9'2")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")

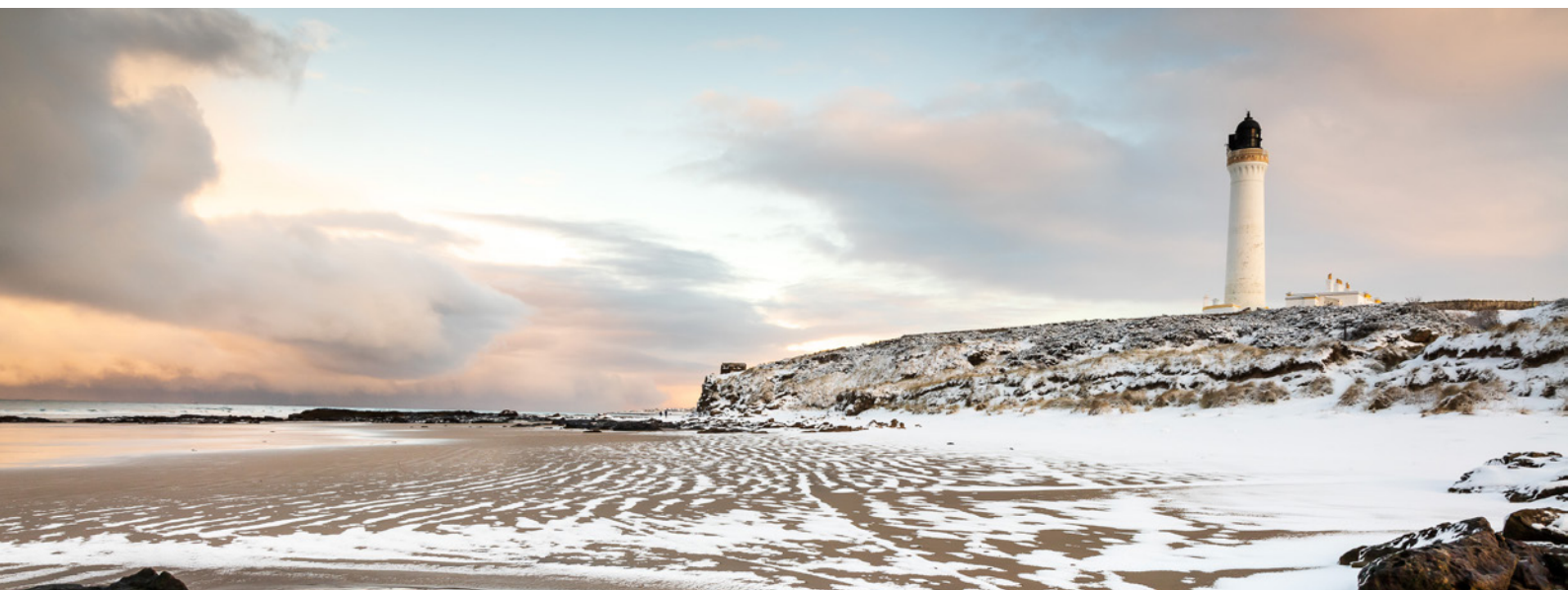
Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Welcome to Lossiemouth, a picturesque coastal town on the stunning Moray Firth, renowned for its exceptional climate and breathtaking landscapes. Often referred to as the Riviera of the North, Lossiemouth benefits from the mild temperatures of the Gulf Stream, making it a delightful place to call home year-round. The town is beautifully situated on the Moray Coast, surrounded by the lush, fertile lands of the Laich of Moray. Lossiemouth boasts two magnificent beaches. The West Beach stretches for three glorious miles towards the iconic Covesea Lighthouse, offering a serene retreat for beach lovers. On the other side, East Beach is characterised by its undulating dunes, paralleling the sea and the River Lossie, providing an idyllic setting for tranquil walks and family outings.







Golf enthusiasts will find Lossiemouth particularly appealing. The town is home to the renowned Moray Golf Club, featuring two superb courses with stunning coastal views. Nearby, the village of Hopeman offers another excellent golf course, providing a challenging yet enjoyable experience. Additionally, the hidden gem of a golf course at Covesea, with its breathtaking scenery, is a must-visit for any golfer. The town is well-equipped with excellent services and amenities, ensuring a convenient and comfortable lifestyle for its residents. Families will appreciate the presence of both primary and secondary schools, while local shops, supermarkets, and a Post Office cater to daily needs.

The Moray Coast is a haven for outdoor enthusiasts, offering diverse activities such as walking, fishing, and of course, golf. Nature lovers will be thrilled by the abundant wildlife, with frequent sightings of ospreys, dolphins, and seals along this rugged and spectacular coastline. Just 5 miles south of Lossiemouth lies the historic cathedral city of Elgin, conveniently located on the A96, providing easy links to Aberdeen and Inverness. Elgin enhances the appeal of the region with its excellent leisure facilities, including a swimming pool, ice rink, and numerous golf courses.

Lossiemouth combines the charm of a coastal village with the convenience of modern amenities, making it an ideal location for those seeking a vibrant yet serene lifestyle. Experience the unique allure of the Riviera of the North and make Lossiemouth your home.



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