

# Flat 1, 64 Clifton Road

ADDRESS TWO GOES HERE



BRILLIANT FIRST-TIME PURCHASE, INVESTMENT  
OPPORTUNITY OR HOLIDAY HOME IN LOSSIEMOUTH



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





---

Located just minutes from Lossiemouth Beach and local amenities, this two-bedroom apartment offers an excellent opportunity for a wide range of buyers, including first-time purchasers, investors, or those seeking a coastal holiday base.

The accommodation comprises two well-proportioned double bedrooms, a cosy lounge filled with natural light, and a kitchen requiring appliance installation, allowing a purchaser to tailor the space to their own requirements. The property is completed by a bathroom fitted with a bath suite and overhead shower.

Requiring some cosmetic upgrades and appliance installation, the apartment represents an ideal blank canvas, providing the perfect opportunity for a new owner to add value and personalise the property to their own taste. With its highly sought-after coastal location and excellent potential, this property is not to be missed, and early viewing is recommended.

---

## The Property

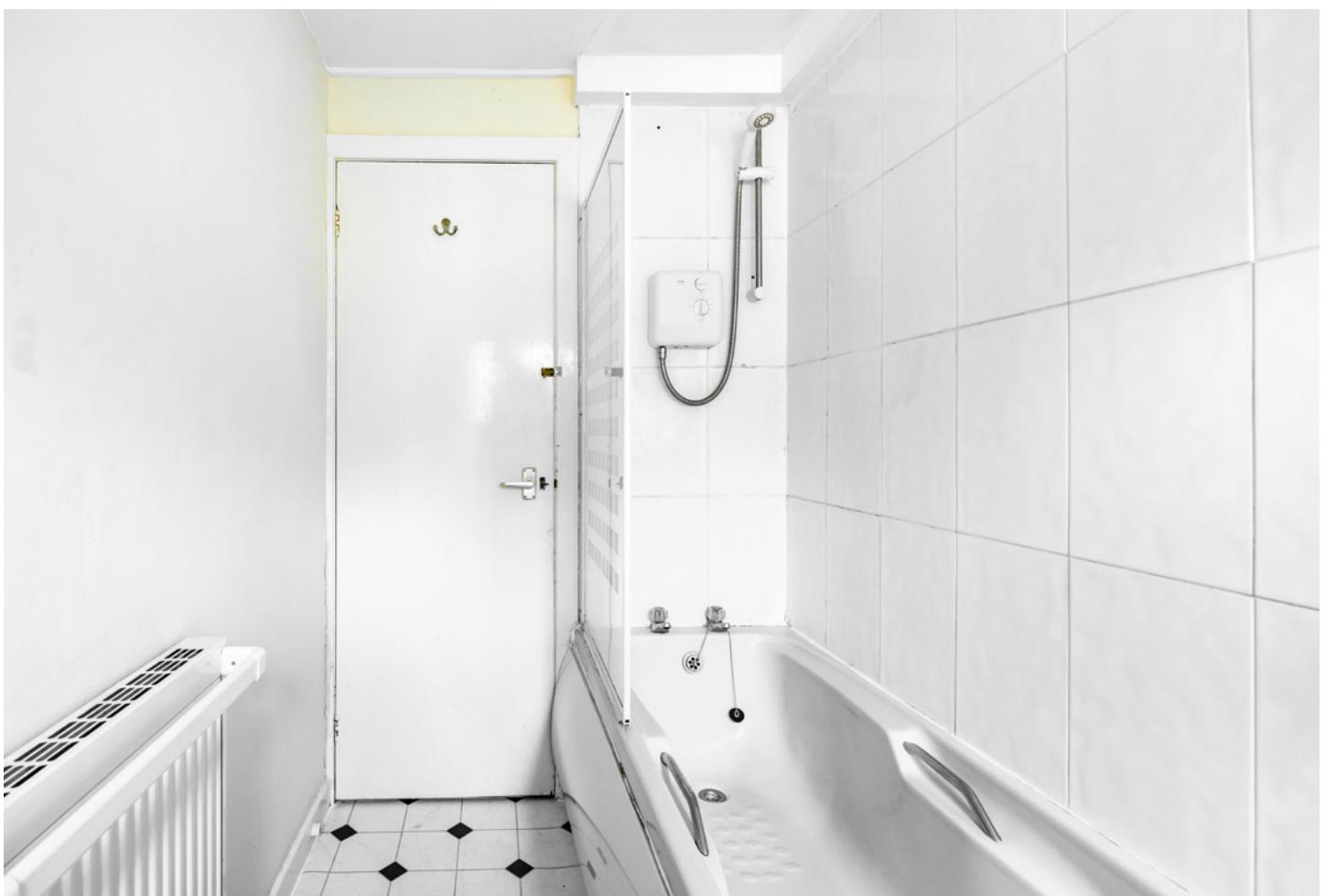


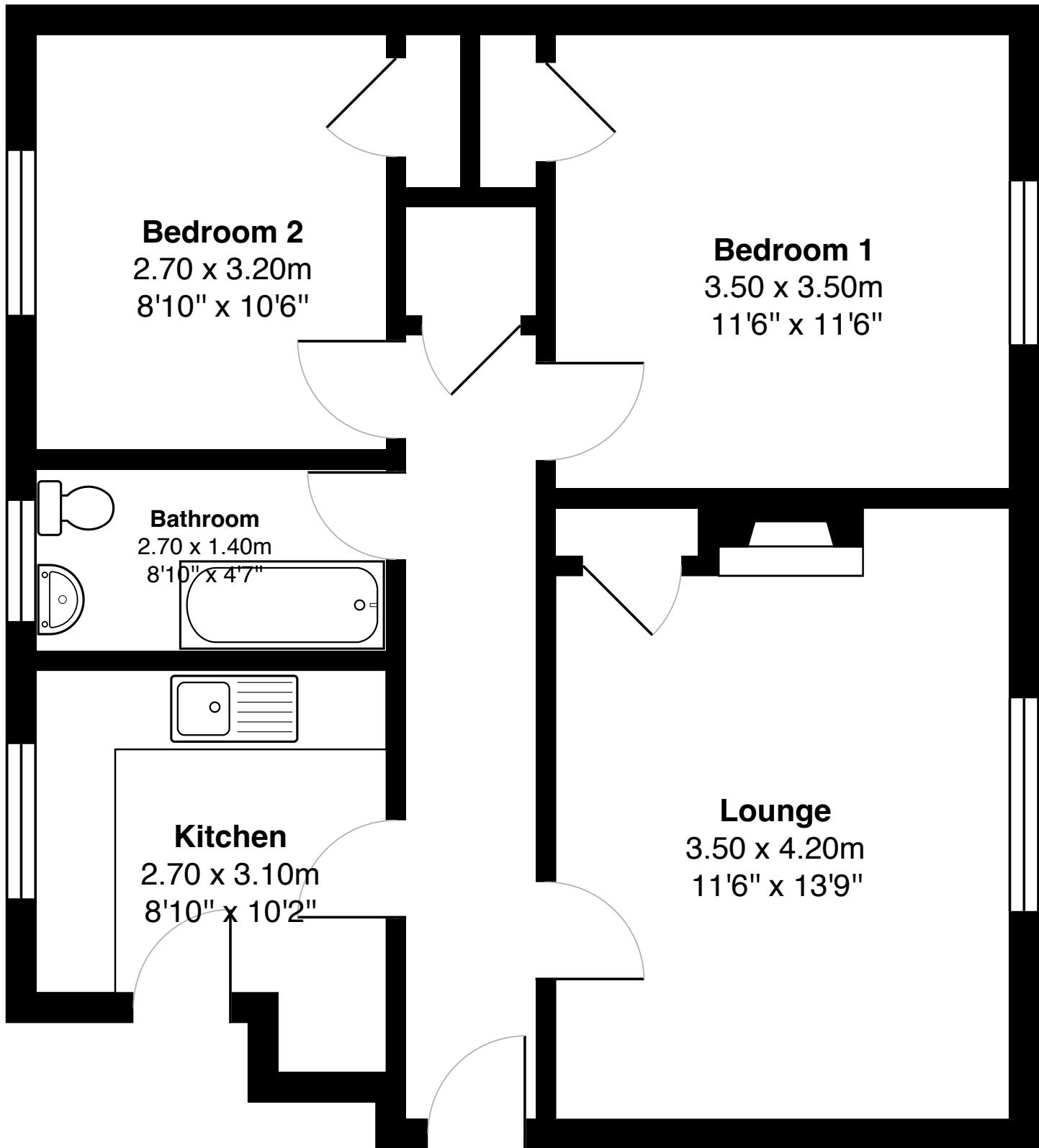
## Bedroom 1





## Bedroom 2





Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>

EPC Rating: C





---

Located on the Moray coast, Lossiemouth is a highly desirable town distinguished by its outstanding seaside setting, robust community spirit, and excellent amenities. It successfully blends coastal character with practical convenience, appealing to a diverse demographic including families, professionals, retirees, and investors.

The town is celebrated for its scenic natural assets, most notably its beautiful sandy beaches. The expansive East Beach is favoured for walking, swimming, and water sports, while West Beach offers dramatic coastal vistas as it extends toward the historic Covesea Lighthouse. These features make the area particularly attractive to outdoor enthusiasts.

Lossiemouth possesses a notable maritime heritage, with its active harbour remaining integral to local life. The town centre provides a comprehensive range of shops, cafés, restaurants, and essential services, combining traditional Scottish hospitality with contemporary offerings.

---

## The Location



---

The community is well-served by local primary and secondary schools. Leisure and recreational facilities are abundant, highlighted by the prestigious Moray Golf Club, which features two championship links courses with commanding coastal views. A variety of sports clubs and community organisations, including a well-supported Highland League football team, further strengthen local identity.

Lossiemouth benefits from excellent connectivity, with the city of Elgin, which provides mainline rail links and more extensive retail and amenities, only a short drive away. Supported by ongoing regional investment and its enduring popularity as both a residential and holiday destination, Lossiemouth represents an exemplary choice for those seeking a balanced and enriching coastal lifestyle.

---

## The Location

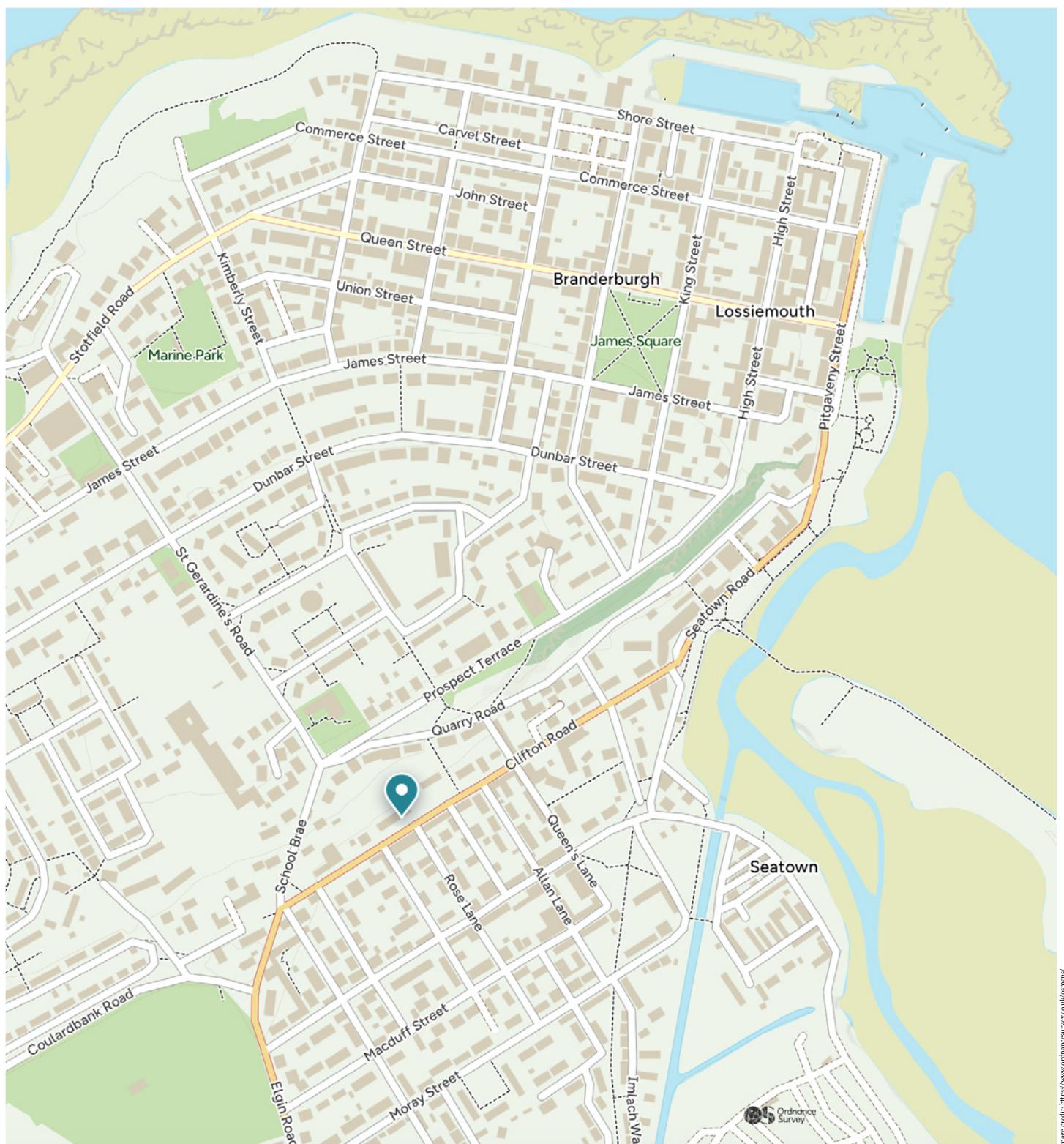


Image credit: <https://www.ordnancesurvey.co.uk/omaps/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.