

Flat 1, 64 Clifton Road

ADDRESS TWO GOES HERE



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



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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.





Bedroom 1

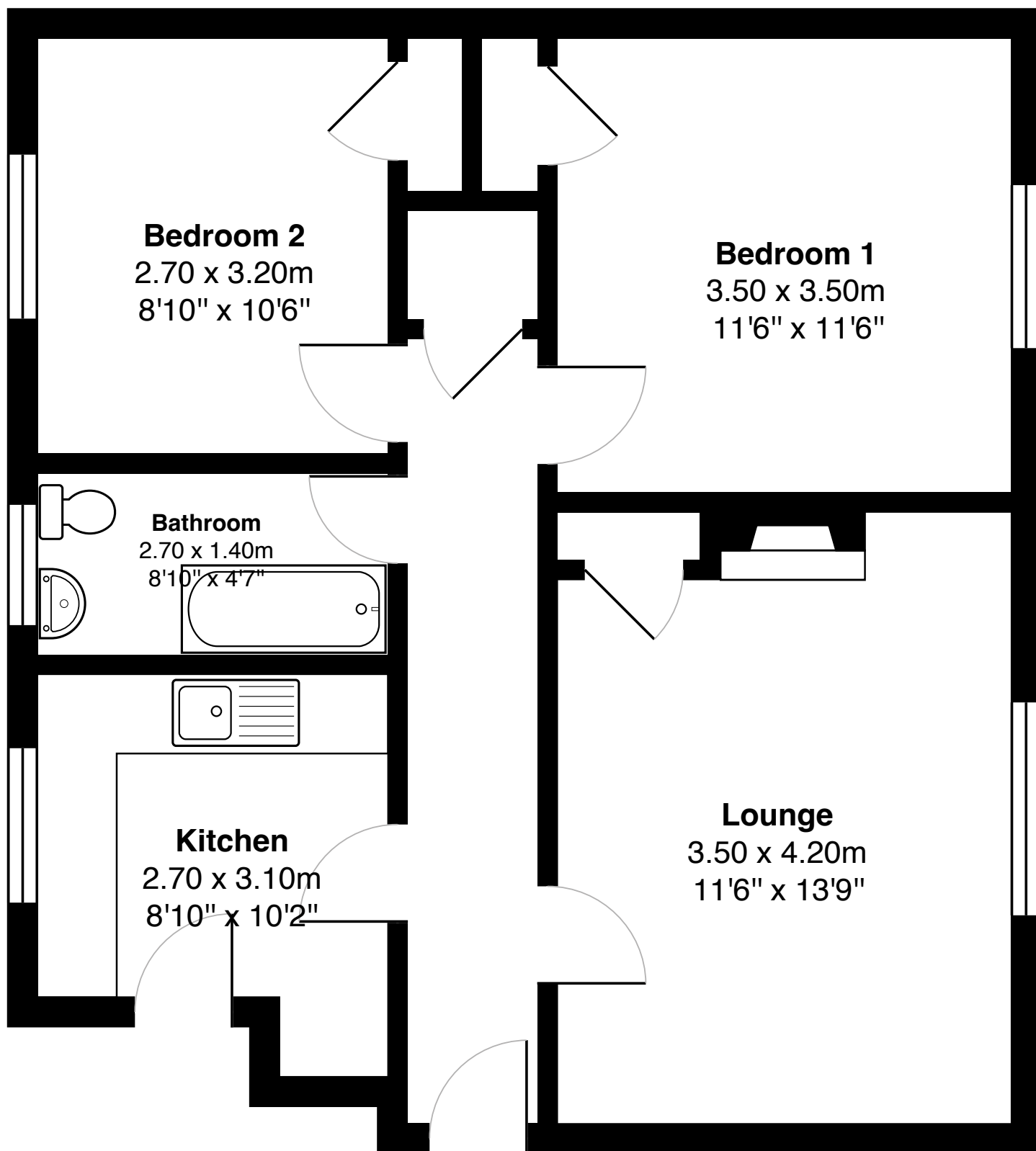




Bedroom 2







Gross internal floor area (m²): 61m²

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

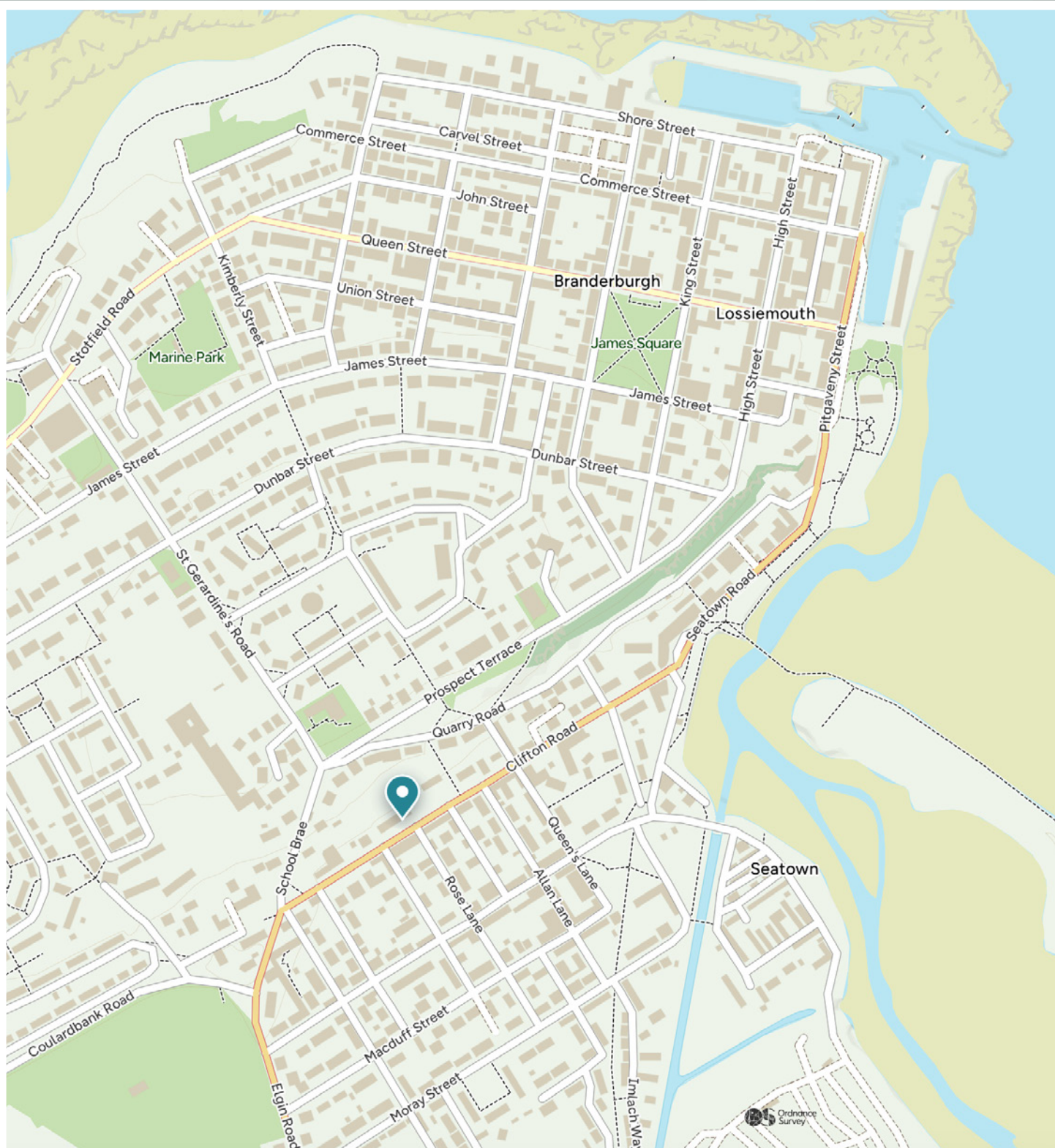


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