



20 Ardivot Place, Lossiemouth, IV31 6TE
Offers Over £200,000



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estateagents

We are delighted to bring to the market this superb, semi-detached property which must be viewed internally to be fully appreciated the extent of the accommodation on offer. The current owner has extended and upgraded the house to provide a superb family home with spacious well laid out accommodation on the ground floor comprising Lounge, Dining Room, Dining Kitchen, Conservatory, Utility Room and Guest WC. On the upper floor is a master bedroom with spacious ensuite and walk-in wardrobe, three further Bedrooms and a Family Bathroom.

Gas fired central heating serves the property, which is also fully double glazed. All the fitted carpets and floor coverings, blinds, curtains, light fittings, integrated oven and hob will be included in the sale.

There is off-street parking at the front of the house and fully enclosed, well laid out gardens at the rear, with a timber shed providing useful storage space.

Viewing of this delightful home, which is ideally located for the RAF base and the amenities of Lossiemouth, is highly recommended.

Entrance Hallway

UPVC front door with decorative opaque glass panel leads to the hallway. Laminate flooring, radiator, 2 pendant lights and smoke detector. Doors to lounge, Guest WC and Kitchen. Staircase to upper floor.

Lounge

2.93m x 4.29m

Well-proportioned Lounge with window to the front of the property with blinds, curtain pole and curtains. Laminate flooring, triple light fitting and radiator. Opening to:-

Dining Room/Study

7'10" x 11'2" (2.41m x 3.41m)

Used at present as a study but would also make an ideal Dining Room. Laminate continuing from Lounge, triple light fitting and radiator. Door to kitchen. Double doors to:-

Conservatory

8'0" x 13'7" (2.44m x 4.16m)

Windows with blinds overlooking the rear garden. Fanlight, radiator and laminate flooring.

Kitchen/Dining Room

20'4" x 9'10" (6.21m x 3.00m)

The Kitchen area is fitted with a range of grey base and wall mounted units. Window to the rear fitted with blinds. Integrated Hotpoint hob and Neff oven. Space for fridge freezer. Plumbing for dishwasher. Extractor fan, spotlight bar, tile effect laminate flooring and radiator.

The dining area has a built-in dresser with glass doors. Space for dining table and chairs. Door to rear garden. Under stair cupboard housing electricity meter and fuse box.





Utility Room

8'6" x 5'6" (2.60m x 1.69m)

Window to the front fitted with blinds. Vinyl flooring, pendant light and radiator. Sink and drainer. Space for fridge freezer, tumble dryer and washing machine. Worcester combi boiler.

Guest WC

5'1" x 7'6" at widest points (1.56m x 2.31m at widest points)

L-shaped Guest WC fitted with WC and corner wash hand basin. Tile effect laminate flooring, pendant light and radiator.

Upper Floor

Carpeted staircase leads to the upper landing. Velux window, hatch to loft space, cupboard with shelving.

Master Bedroom

11'5" x 9'9" (3.48m x 2.98m)

Double Bedroom with window to the rear fitted with blinds, curtain pole and curtains. Laminate flooring, pendant light and radiator. Doors to Ensuite Shower Room and Walk-in Wardrobe.

Ensuite Shower Room

5'10" x 5'8" (1.79m x 1.73m)

Three piece suite comprising corner shower cubicle with wet wall, wash hand basin set in vanity unit and WC. Ceramic tiled floor, recessed spot lights, wo wall lights and chrome towel rail radiator.

Walk-in Wardrobe

5'10" x 5'8" (1.79m x 1.73m)

Fabulous walk in wardrobe with ample shelved and hanging storage.

Bathroom

8'0" x 6'3" (2.44m x 1.91m)

Well-presented family bathroom fitted P-shaped bath with shower above, wash hand basin and WC. Built-in white high gloss cupboards provide a good degree of storage. Opaque window to the rear with roller blind. Wall mirror, recessed down lighters, chrome towel rail radiator, extractor and vinyl flooring. Wet wall in bath area and tiling on remaining walls. Panelling to ceiling.

Bedroom 2

7'4" x 10'6" (2.24m x 3.21m)

Window to the rear with roller blind. Fitted carpet, radiator and pendant light.

Bedroom 3

8'3" x 13'9" maximum measurements (2.54m x 4.20m maximum measurements)

Window to the front with roller blind and curtains. Built-in wardrobe with sliding doors, hanging rail and shelf. Radiator, pendant light and fitted carpet.

Bedroom 4

7'3" x 8'5" (2.22m x 2.59m)

Window to the front with roller blind. Laminate flooring, pendant light and radiator.

Outside

To the front of the property is a driveway with parking for one car and the remainder of the garden is laid in lock block. Path at one side leads to the rear garden which is mainly laid in lawn. Two sheds. Lock block patio. Rotary dryer.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integrated hob and oven.

Services

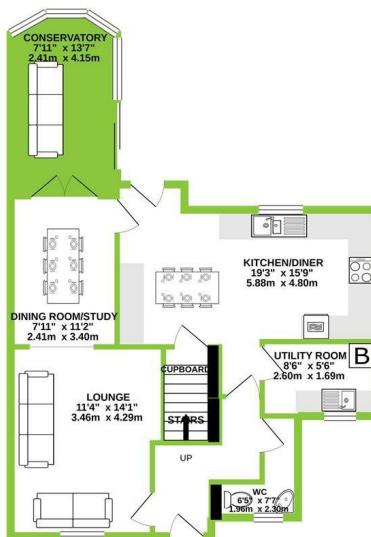
Mains electricity, water and drainage. Double glazing and gas central heating.

Home Report

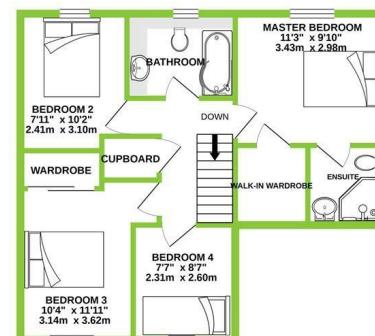
The Home Report Valuation as at June, 2021 is £*, the current Council Tax Band is C and EPI is *.



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions given are for guidance only and have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Viewing

Please contact our Elgin Office on 01343 564123

if you wish to arrange a viewing appointment for this property or require further information.

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