



**6 Commerce Street, Lossiemouth, IV31 6PA**  
**Offers Over £160,000**

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# 6 Commerce Street Lossiemouth, IV31 6PA

Offers Over £160,000



Immaculate end terraced Maisonette with accommodation over 3 floors comprising :- Ground floor entrance with cloak recess, landing with utility cupboard, hallway, open plan lounge, kitchen and dining room and bathroom. Attic floor with 3 good bedrooms plus a shower room. Externally there is a large shared parking forecourt plus a generous external store for bikes/canoes and other accoutrements.

This ready to move into property enjoys a great situation within this sought after coastal town is close to the harbour and the new bridge over the East Beach plus has glimpses of the Moray Firth from the top floor.

An internal viewing is highly recommended.

## Entrance

Own private entry off Commerce Street. Cloak recess, downlight tiled floor and staircase up to :-

## First Floor Landing

With excellent utility or store cupboard with light and window.

## Hallway

Stylish entrance hallway with Boiler and store cupboard. Ceiling light, radiator and carpet. Staircase to the 2nd floor landing.

## Lounge / Dining and Kitchen

Lovely open plan three zoned room incorporating the Lounge, Dining area and the fitted Kitchen. Walk in store room off the Lounge. Two front facing windows. Two ceiling light fittings, large radiator and quality wood effect laminate tile flooring. The kitchen has a good range of fitted units, sink and drainer, electric hob, oven, extractor hood and splashback. Room for fridge/freezer.

## Bathroom

Lovely bathroom with large opaque window bringing in great natural light. Bath with shower area and Mains shower with attractive tiling, vanity wash hand basin and wc. Ceiling light, Xpelair, radiator and wood effect vinyl flooring.

## 2nd floor Landing

Newly carpeted staircase leads to the 2nd floor landing with Velux window and ceiling light. Doors off to the 3 bedrooms and shower room.

## Bedroom 1

Elegantly appointed double bedroom with dormer front facing window and partial coombed ceiling. Large double floor to ceiling fitted wardrobe with sliding mirrored doors. Ceiling light, radiator and quality carpet.





### Bedroom 2

Again, beautifully appointed double bedroom with dormer front facing window and partial coombed ceiling. Large double floor to ceiling fitted wardrobe with sliding mirrored doors. Ceiling light, radiator and quality carpet.

### Bedroom 3

Third good sized bedroom with feature double vertical and velux window giving wonderful natural light as well as a glimpse of the Moray Firth through the rooftops. Ceiling light, radiator and carpet

### Shower Room

Sleek shower room with wc and vanity unit, basin with vanity below and tiled shower enclosure with Mains shower. Ceiling light fitting, Xpelair, radiator and wood effect vinyl flooring.

### Outside

To the rear of the property and accessed via Baker Street lies a generous residents parking area laid to paviour block work. In addition, there is an external store (with light and power )to the rear of the property which is integral to the building.

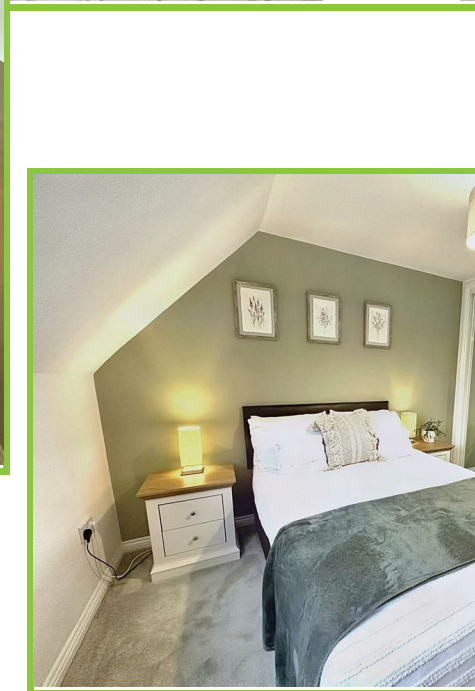
### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge and oven, hob and hood in the kitchen. The tumble dryer and washing machine in the utility cupboard will be removed.

### Home Report

The Home Report Valuation as at 27th March, 2024 is £160,000, Council Tax Band C and EPI rating is C.





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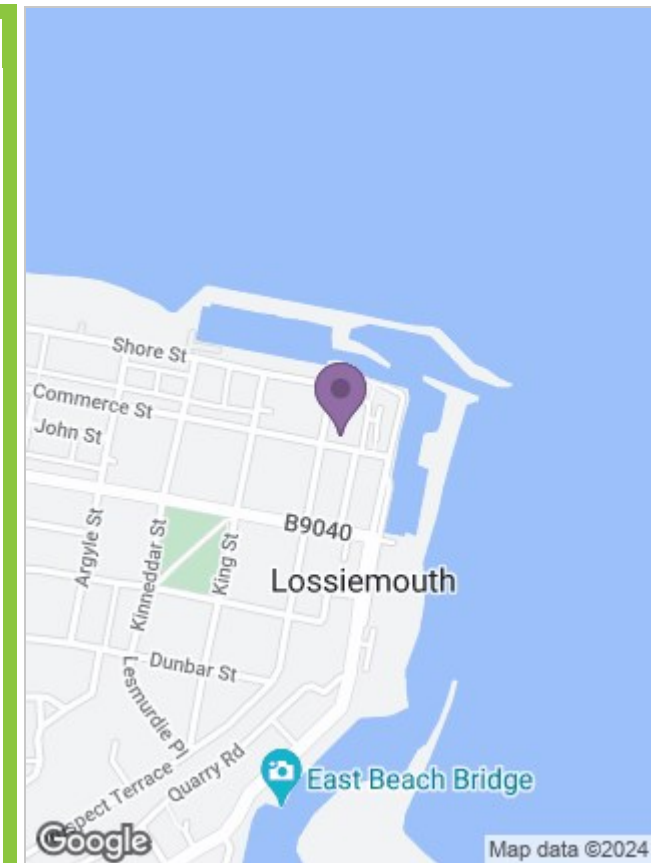
Approx Gross Internal Area  
99 sq m / 1063 sq ft



Ground Floor  
Approx 9 sq m / 101 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

## Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.