



**1b Clifton Road, Lossiemouth, IV31 6DJ**

**Offers Over £130,000**

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**abs+**  
estateagents

Welcome to this charming ground floor flat located on Clifton Road in the picturesque town of Lossiemouth. This delightful property boasts 1 reception room, 2 bedrooms, kitchen and a bathroom.

This flat is situated in a prime location and offers a perfect blend of comfort and convenience. The reception room is ideal for entertaining guests or simply relaxing after a long day. The two bedrooms provide ample space for a small family, guests, or even a home office.

Only a stones throw from the East beach, this flat also provides easy access to local amenities, schools, and transport links. Whether you're strolling along the beach, exploring the town's charming shops and cafes, or simply enjoying the peaceful surroundings, this property offers a wonderful opportunity to embrace a relaxed lifestyle.

Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing and start envisioning the possibilities that await you at Clifton Road.

### Lounge Diner

16'7" x 10'0" (5.07m x 3.07m )

The front door opens into the lounge diner, which features laminate flooring and a large double window that fills the space with natural light. It is equipped with a three-bulb ceiling light fitting. This spacious room is suitable for both a lounge area and a dining table setup. It is fitted with an electric radiator.

### Bedroom 2

8'5" x 8'7" (2.58m x 2.64m )

This bedroom is fitted with carpets and features a window for natural light. It includes a built-in wardrobe, electric radiator, cabinet, and light fitting.





### **Kitchen**

6'7" x 8'7" (2.01m x 2.63m )

The kitchen is equipped with a variety of kitchen cabinets, an oven, and an extractor fan. It features a sink with a drainer and a backsplash. There is ample space for a fridge and a washing machine. Additionally, the kitchen has a spotlight light fitting and an electric radiator.

### **Hallway**

The hallway can be accessed from the lounge diner and provides entry to the bathroom and master bedroom.

### **Master Bedroom**

8'2" x 8'7" (2.49m x 2.64m )

The master bedroom is fitted with carpets and features a built-in wardrobe. Additionally, it includes a built-in cupboard housing the water heater, providing extra storage space. This room also has a window, light fitting and radiator.

### **Bathroom**

8'1" x 6'9" (2.48m x 2.07m )

The bathroom has vinyl flooring and includes a built-in bath with an electric shower unit. It features wet wall panels and a glass screen. The room is also equipped with a WC, wash hand basin and a vertical towel radiator. A window provides natural light.

### **Outside**

The property is just a short walk away from the beach. This area provides lovely views and refreshing scenery. There is on-street car parking nearby.

### **Home Report**

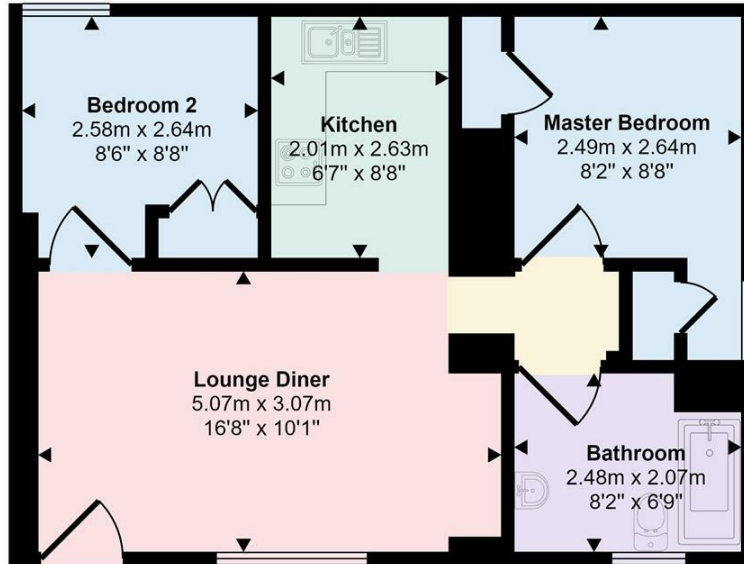
The Home Report Valuation as at May, 2024 is £130,000, Council Tax Band A and EPI rating is E.

### **Fixtures and Fittings**

The fitted floor coverings, curtains and light fittings will be included in the sale price along with the fridge/freezer, washing machine and dishwasher.

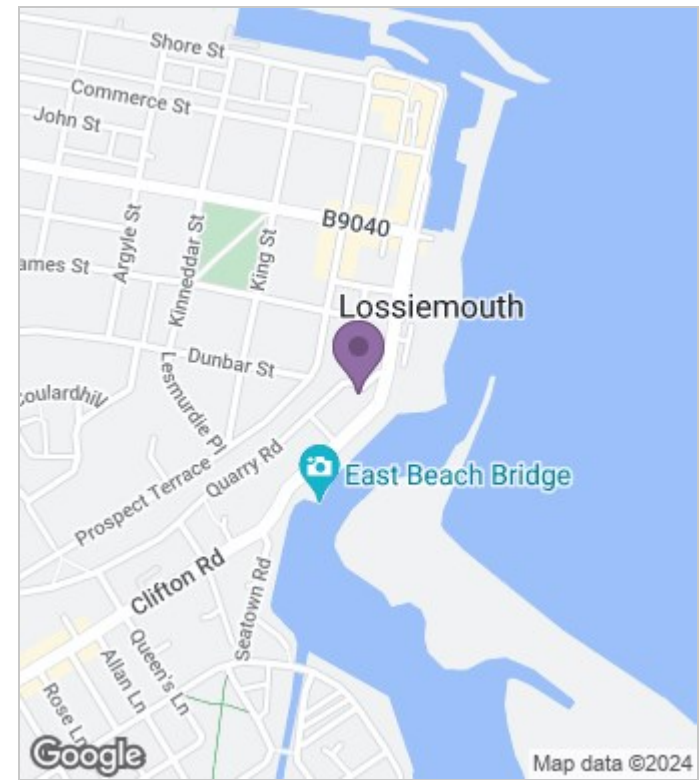


Approx Gross Internal Area  
47 sq m / 505 sq ft



Floorplan

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) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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