



7 Balormie Place, Lossiemouth, IV31 6TB

Offers Over £85,000

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estateagents

Welcome to Balormie Place in the charming town of Lossiemouth! This delightful one bedroom ground floor flat offers a cosy retreat, perfect for those seeking a peaceful abode.

Step inside to discover a well-proportioned reception room, kitchen, double bedroom and a bathroom. Outside there is an allocated parking space at the front and an enclosed garden to the rear.

Built in approximately 1987, this purpose-built flat has 452 sq ft of living space with ample room to make this property your own. Whether you are a first-time buyer, downsizer, or investor, this flat presents a fantastic opportunity to own a property in this desirable location.

Vestibule

Light fitting, meter box and laminate flooring. Door to:-

Lounge

15'0" x 10'10" (4.59m x 3.32m)

Window to the front fitted with curtains and vertical blinds. Storage cupboard.

Laminate flooring, light fitting and electric panel heater. Door to:-

Inner Hallway

Light fitting, smoke detector, laminate flooring and 2 built-in storage cupboards.

Doors to all rooms.

Kitchen

11'1" x 5'10" (3.40m x 1.80m)

Fitted with a range of cream base and wall mounted units. Integrated electric hob and oven with extractor above. Space for fridge. Plumbing for washing machine. Stainless steel sink and drainer. Double glazed door to the rear garden. Ceiling light and laminate flooring.





Bedroom

11'1" x 8'9" (3.4m x 2.69m)

Double Bedroom with window to the rear fitted with roller blind. Laminate flooring, electric panel heater and light fitting. Built-in wardrobe with mirrored sliding doors.

Bathroom

6'2" x 5'4" (1.89m x 1.64m)

Three piece white suite comprising bath with shower fitted over, wash hand basin and WC. Dimplex heater, tile effect flooring, light fitting and extractor fan.



Outside

Exclusive garden to the rear which is bounded by a wooden fence and has an area of lawn as well as a paved patio. Shed. Rotary dryer.

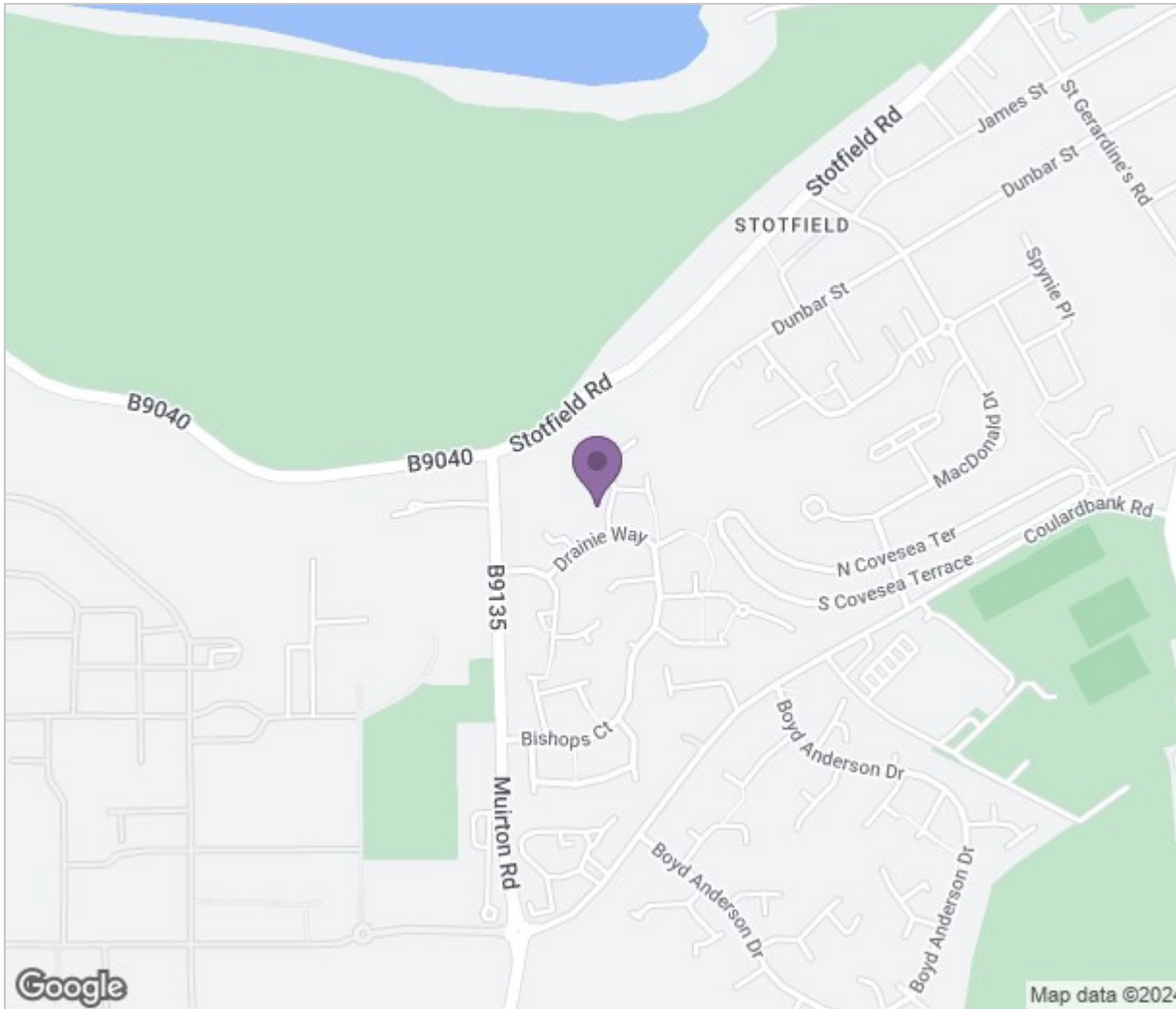
Home Report

The Home Report Valuation as at July, 2024 is £85,000, Council Tax Band A and EPI rating is D.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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