



6 South Covesea Terrace, Lossiemouth, IV31 6NA

Offers Over £135,000

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estateagents

Well maintained semi detached house in one of the more popular residential areas of Lossiemouth, one of Moray's beautiful coastal towns. Enjoying an elevated situation with outlook over the playing fields, this desirable property also has a terraced rear garden which can be accessed off North Covesea Terrace. (Historically, but now time expired, planning permission was granted for a garage and driveway).

More recently, the lounge and dining room has been altered by the addition of a partition wall to form a downstairs bedroom but this arrangement could easily be reversed if desired - according to the needs of the potential buyers.

With gas fired central heating and sealed unit double glazing, the accommodation currently comprises :- Entrance Hall, Bedroom, fitted Kitchen with Dining area, upper landing, 2 double Bedrooms and Shower Room. Externally there is a low maintenance front garden with 2 patio areas and terraced rear garden with stepped pathway up to North Covesea Terrace.

An early viewing of this good quality home is highly recommended.

Entrance Hall

8'2" x 5'2" (2.5 x 1.6)

Attractive entrance way with staircase to the upper floor and doors off to the Lounge/Bedroom and Kitchen. Ceiling light, carpet and utility meter cupboard. Wall mounted coat hooks.

Downstairs Bedroom / Lounge

10'5" x 12'3" (3.19 x 3.75)

Most recently used as a bedroom by the addition of a partition wall to separate it from the dining area - could easily be reinstated as the lounge with dining area by removing the partition wall. Front facing picture window. Ceiling light with 2 wall lights, radiator and carpet.

Kitchen

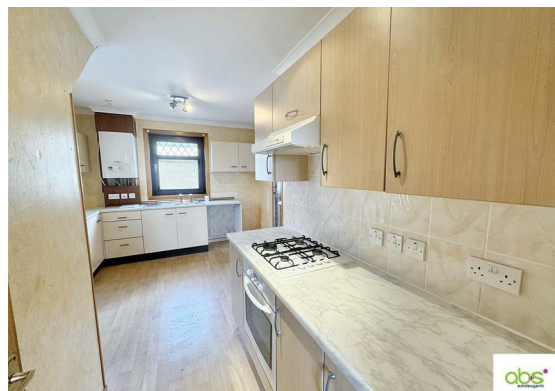
10'3" max x 15'5" max (3.13 max x 4.72 max)

Generous bright kitchen with full range of fitted units with ample worktops. Integral gas hob, electric over and extractor hood. Sink and drainer unit below rear facing window. Wall mounted Worcester combination boiler. Understair cupboard. Part glazed door to garden. Space for fridge and washing machine. 4 bulb square spotlight and downlight and wood effect vinyl flooring. Opening to :-

Dining Area

8'2" x 8'10" (2.5 x 2.7)

Dining area with rear facing window, radiator and carpet. Ceiling light with fan.





Upper Landing

6'0" x 6'2" (1.85 x 1.9)

Carpeted staircase leads to the upper landing with shelved cupboard and hatch to loft space with additional storage. Ceiling light and carpet.

Bedroom 1

15'8" x 9'6" (4.79 x 2.91)

Generous double bedroom with 2 front facing windows. Excellent storage afforded by double wardrobe fronted by 2 mirrored sliding doors and walk in cupboard. Ceiling light fitting, radiator and carpet.

Bedroom 2

10'4" x 8'7" (3.15 x 2.62)

Second double bedroom with window overlooking the terraced rear garden. Double wardrobe fronted by sliding mirrored doors. Ceiling light fitting, radiator and carpet.

Shower Room

8'2" x 4'9" (2.5 x 1.46)

Light bright shower room wet wall panelling. Wash hand basin, wc and shower cubicle with mains shower in place. Ceiling light, ladder radiator, vinyl flooring and Xpelair. Window to side.

Front Garden

Low maintenance terraced front garden with stone steps leading up the front door with patios to both sides. On the West side of the house, a gate opens to the rear garden.

Rear Garden

Terraced rear garden with stepped pathway on North Covesea Terrace.

Currently laid to low maintenance there are 3 distinct terraces. One at ground level, laid to paving slabs with high rear stone wall and stepped side wall.

Interested parties will wish to note that there was planning permission previously from the Moray Council for the erection of a garage with drive or suitable access - which would require approval.

Fixtures and Fittings

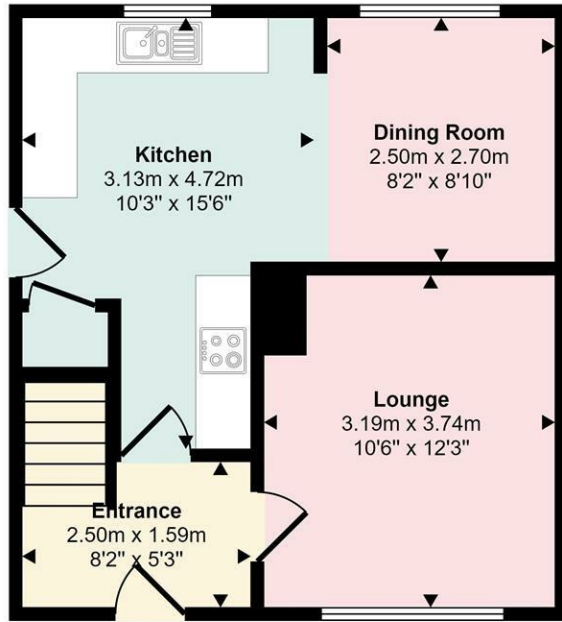
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral oven, hob and extractor hood in the kitchen.

Home Report

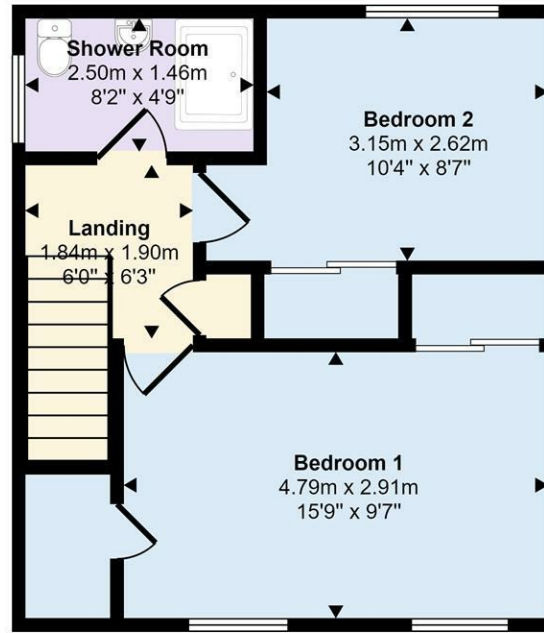
The Home Report Valuation as at September, 2024 is £135,000, Council Tax Band B and EPI rating is C.



Approx Gross Internal Area
76 sq m / 819 sq ft



Ground Floor
Approx 38 sq m / 407 sq ft



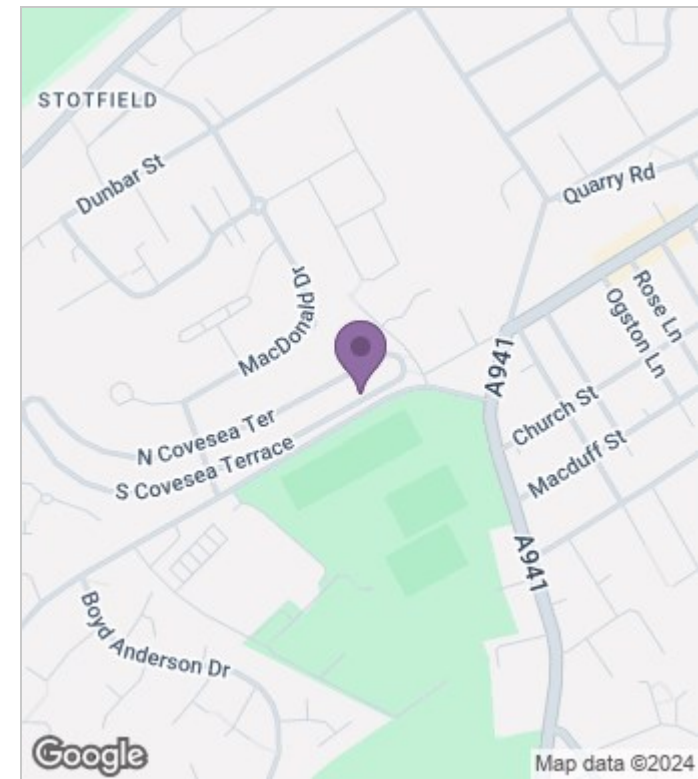
First Floor
Approx 38 sq m / 412 sq ft

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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	