



14 Smithfield Place, Lossiemouth, IV31 6DG

Offers Over £85,000

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Nestled in the charming Smithfield Place of Lossiemouth, this delightful ground floor flat offers a perfect blend of comfort and convenience. Built in 1987, this property boasts a cosy reception room, a well-appointed bedroom with great closet, and bathroom, making it an ideal choice for first-time buyers or those looking for a lucrative buy-to-let investment.

With its own designated parking space, you'll never have to worry about finding a spot after a long day. The generous low-maintenance rear garden provides a tranquil retreat where you can unwind and enjoy the outdoors without the hassle of extensive upkeep.

Situated in a quiet and tucked away location within an established development, this flat offers a peaceful sanctuary away from the hustle and bustle of the city. Whether you're looking for a starter home or an investment opportunity, this property ticks all the boxes for a comfortable and convenient lifestyle.

Entrance Porch

Attractive entrance to the property via part glazed door. Coat hooks. Meter cupboard. Ceiling light and laminate wood flooring. Door to :-

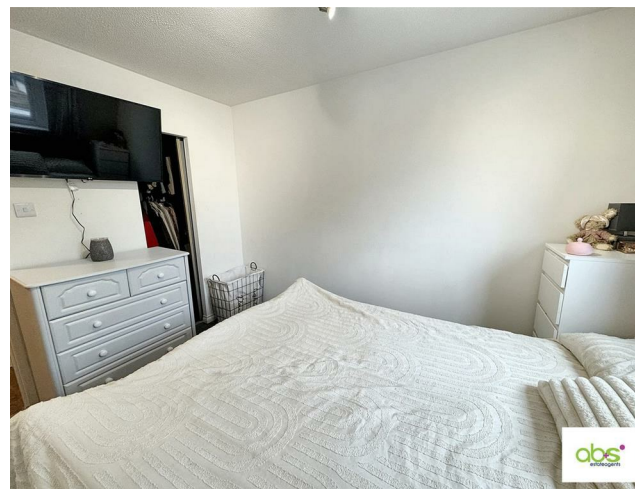
Lounge

Attractively appointed and laid out social space, ideal for a large corner sofa. Contemporary light fitting, panel radiator and laminate wood flooring (matching the entrance). Double front facing windows. Funky bar cupboard. Door to :-

Inner Hallway

Cupboard with hot water tank. Store cupboard. Laminate wood flooring. Doors off to Kitchen, Bedroom and Bathroom.





Kitchen

Upgraded Kitchen with good natural light from part glazed door to garden and adjacent window. Good range of units with worktops, sink and drainer. Integral electric hob, oven and hood. Ample space for fridge, freezer and washing machine. 4 track spotlight and wood effect laminate wood flooring.

Bedroom

Good sized double bedroom with windows overlooking the rear garden. Excellent walk in wardrobe with sliding doors. Ceiling light, panel heater and carpet.

Bathroom

With bath, wc and wash hand basin. Electric shower fitted over the bath with rail and curtain in place. Bathroom cabinet and fitted shelving. Light fitting, towel rail and vinyl flooring.

Garden and Parking

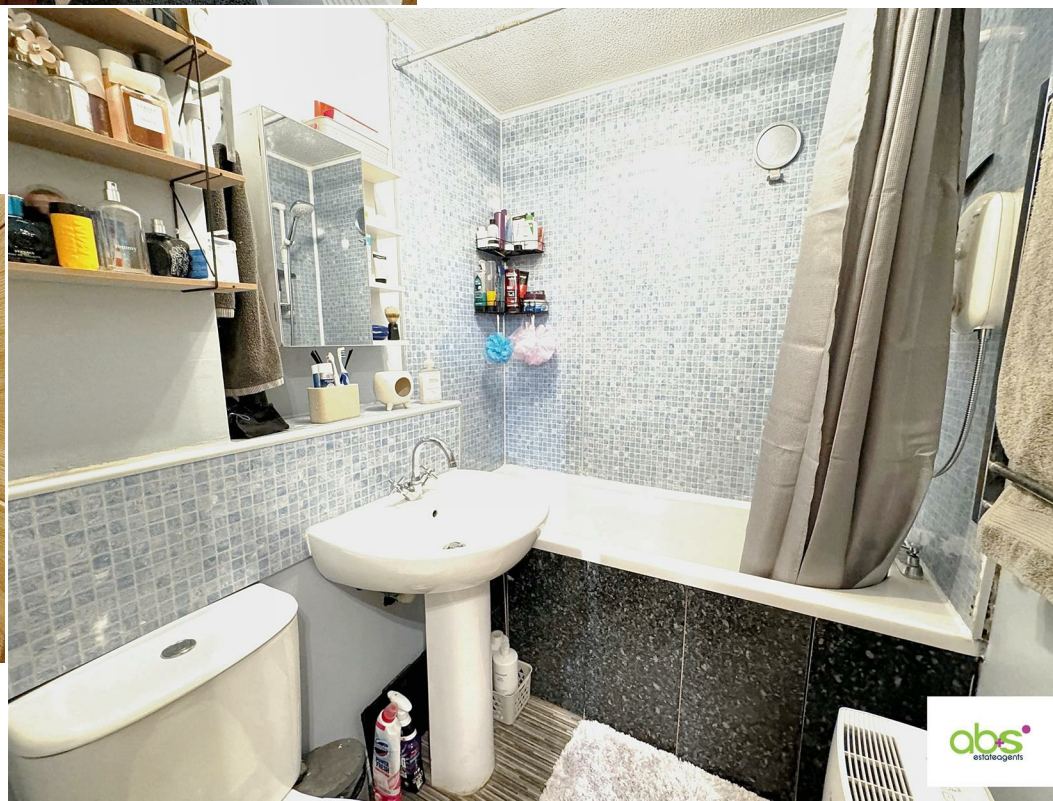
The front door is reached by a paved walkway with raised planters and mature tree backdrop which gives both privacy and shelter. Designated parking space and generous visitor parking (see land certificate) Shed beside the front door with utility meters. The rear garden is laid out paving slabs and 3 fitted bench seats. Bounded by a low stone wall there is a further area with timber shed.

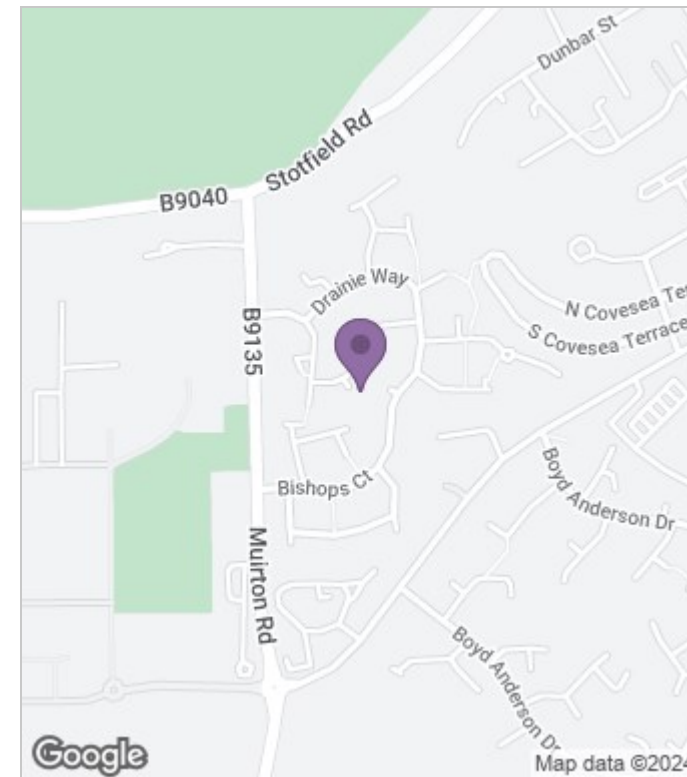
Fixtures and Fittings

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

Home Report

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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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