

3 Seatown
Lossiemouth
Morayshire
IV31 6JJ



Offers Over £175,000

Located within the sought after Seatown area of Lossiemouth is this charming 2 Bedroom Semi-Detached Cottage. The property benefits from a lovely location just a stone's throw away from The River Lossie and Lossiemouth's stunning sandy East Beach.



Features

2 Bedroom Semi-Detached Cottage

Superb coastal town location

Walking distance to Lossiemouth's East Beach

Front Garden

Double Glazing

Located within the sought after Seatown area of Lossiemouth is this charming 2 Bedroom Semi-Detached Cottage. The property benefits from a lovely location just a stone's throw away from the River Lossie and Lossiemouth's stunning sandy East Beach.

Accommodation comprises an Entrance Vestibule, Hallway, open plan design Lounge and Kitchen with wood burner, 2 Bedrooms and a modern Shower Room. Further benefits include a Front Garden with Summer House and a side Driveway area.

Entrance to the property is via a uPVC wood effect door with double glazed window leading to:

Entrance Vestibule

Double glazed window to each side
Tile effect flooring

Double doors lead into the Hallway

Hallway

Pendant light fitting
Loft access hatch leads to a partially floored loft space
Single radiator
Built-in storage cupboard
Laminate flooring

Open Plan Lounge and Kitchen – 16'10" (5.13) x 14' (4.27)

A roomy open plan design room with the unique feature of an exposed stone gable end wall and high vaulted styled ceiling
Double glazed windows to the front and rear of the room
A beautiful, exposed stone wall to the gable end which features a wood burning stove
2 double radiators
Laminate flooring to the Lounge area

The room continues with the Kitchen which comprises a range of wall mounted cupboards and fitted base units

Integrated 5-rin gas hob with electric double oven
Space to accommodate a fridge/freezer and washing machine
1 ½ style sink with drainer unit and mixer tap
Tile effect flooring

Bedroom One – 13'11" (4.23) x 8' (2.44)

Featuring a lovely, exposed stone gable end wall and a high vaulted style ceiling
Double glazed windows to the front and rear with a window seat to the front
Double radiator
An open fireplace with recessed wardrobes either side
Fitted carpet

Bedroom Two – 10'1" (3.07) max into door recess x 6'8" (2.02)

Pendant light fitting

Double glazed window to the rear

Single radiator

A modern Worcester Gas Boiler to one corner

Built-in storage cupboard

Fitted carpet

Shower Room – 10'3" (3.12) max into door recess x 5' (1.52)

A stylish suite comprising recessed ceiling lighting

Double glazed window to the rear

Heated towel rail

A walk-in design shower cubicle with a mains twin head shower, tiled walls and flooring within

Vanity unit with a recessed wash basin

Press flush W.C

Tiled walls and flooring

Garden

Benefiting from a front garden which is partly laid to lawn and features a decked seating area with timber summer house

Parking for the property is also available within the garden area for 2-3 vehicles

At the rear of the property there is a gravelled pathway providing some further space with as timber shed

Driveway

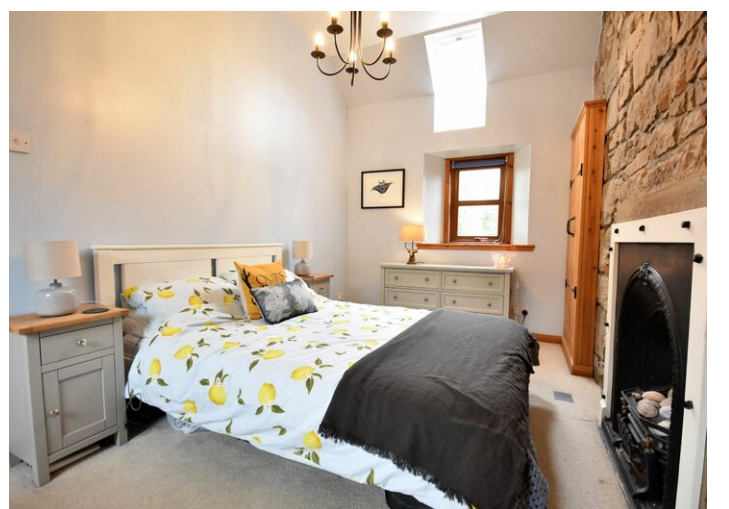
The property provides a driveway parking area to the side of the property

Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		







Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.