



5 BALORMIE PLACE LOSSIEMOUTH, IV31 6TB

£105,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this impeccably presented ground floor apartment, situated within the highly sought-after coastal town of Lossiemouth. Thoughtfully upgraded by the current owners, this stylish home offers beautifully maintained accommodation alongside an impressive private outdoor space, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

Accessed via its own private entrance door leading into a welcoming vestibule, the property enjoys a bright and spacious layout throughout. The generous living room provides a comfortable setting for both relaxing and entertaining, while the well-equipped kitchen offers ample cupboard and worktop space and benefits from direct access to the private rear garden. The bedroom is well proportioned and features a fitted wardrobe, with additional storage available via two hall cupboards. Completing the accommodation is the contemporary shower room, finished to a stylish standard.

One of the standout features of this charming home is the fantastic outdoor area. The beautifully arranged garden enjoys a large patio area and raised decked seating space, all surrounded by greenery beyond the fence which enhances the sense of privacy and tranquillity. The superb garden room, complete with power and French doors opening onto the decked area, is currently utilised as a garden bar but offers excellent versatility for a variety of uses including a home office, gym, or hobby space. An additional area discreetly houses the wheelie bins, maintaining the neat appearance of the garden.

Further benefits include residents' and visitor parking, double glazing, and an excellent location within easy reach of Lossiemouth's stunning beaches, golf courses, marina, shops, and local amenities. Combining comfort, style, and an enviable coastal lifestyle, this charming apartment is sure to attract significant interest.

 **ARANCI
& FIRTH**
PROPERTY

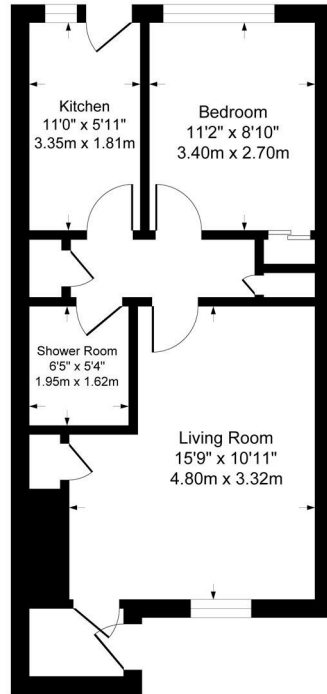
5 BALORMIE PLACE

- Immaculately presented ground floor apartment
- Highly sought-after Lossiemouth location
- Private entrance vestibule
- Spacious and bright living room
- Stylish modern shower room
- Generous bedroom with fitted wardrobe
- Fantastic garden room with power
- Large patio and raised decked area
- Private garden backing onto greenery
- Residents' and visitor parking available





**Approximate Gross Internal Area
495 sq ft - 46 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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