



42 HILLVIEW PLACE

LOSSIEMOUTH, IV31 6RR

£148,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this attractive two-bedroom mid-terrace house to the market. Situated within the popular coastal town of Lossiemouth, the property offers well-proportioned accommodation over two floors and is presented in excellent decorative order throughout, making this an ideal opportunity for those seeking a home requiring little immediate work. The property also benefits from a new boiler and off-street parking.

The ground floor comprises a welcoming entrance area leading into the spacious living room, which provides a comfortable setting for relaxing and entertaining. To the rear is a bright kitchen/dining room, offering a practical and sociable space with ample room for cooking and dining, together with direct access to the garden.

Upstairs, the property offers two well-proportioned double bedrooms, providing comfortable accommodation for a couple, small family or those requiring a home office or guest room. The bathroom is

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PROPERTY

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- Attractive two-bedroom mid-terrace house • Popular coastal town of Lossiemouth • Excellent decorative order throughout • Spacious and welcoming living room • Bright kitchen/dining room with garden access • Two well-proportioned double bedrooms with fitted wardrobes • Superb bathroom with spa bath and Bluetooth speakers • Brand new Worcester boiler • Off-street parking • Well-established residential setting close to local amenities



Inclusions

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

Location

Lossiemouth is described as the 'jewel in Moray's crown', where you will find two large sandy beaches, a championship golf course, harbour, marina, RAF Lossiemouth and access to a range of amenities, including Primary and Secondary Schools, leisure facilities, shops, bars, restaurants and only five miles north of the Cathedral City of Elgin.

Outdoor enthusiasts will appreciate the excellent recreational opportunities in the area, from golf and fishing to cycling along scenic coastal routes. With good road links to Elgin, Forres, and other towns in Moray, Lossiemouth combines practical accessibility with stunning seaside scenery. Excellent local amenities makes Lossiemouth an increasingly desirable location for those looking to enjoy the best of coastal living.

Disclaimer

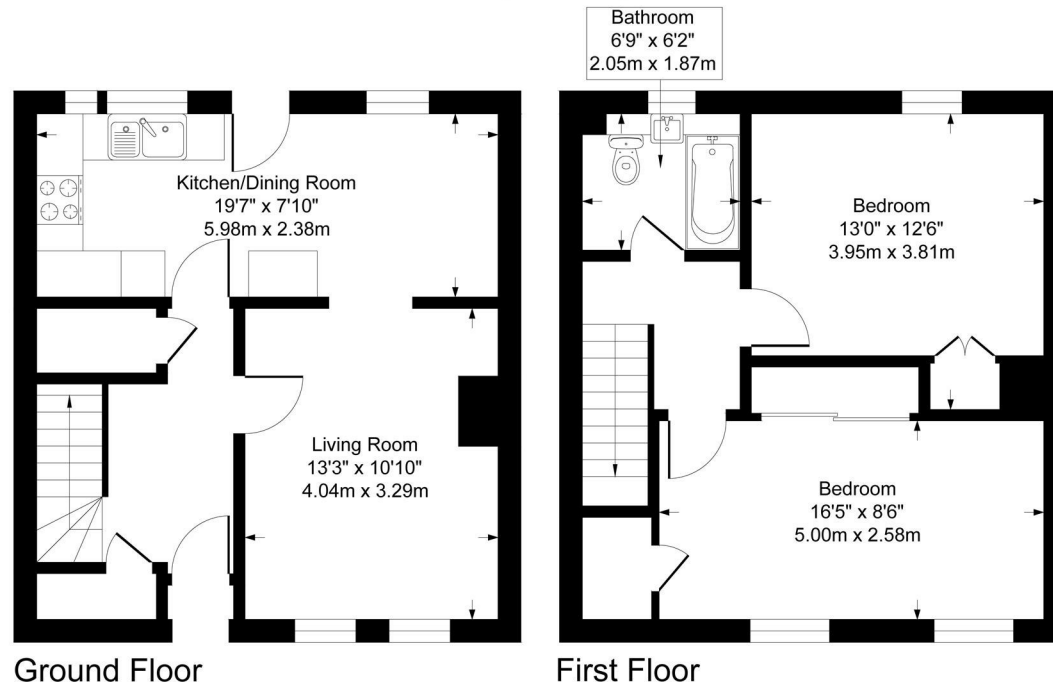
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. Whilst every attempt has been made

to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

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**Approximate Gross Internal Area
848 sq ft - 79 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	74	80
(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: B

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

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