

STEWART & WATSON

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16 SEATOWN
LOSSIEMOUTH, IV31 6JJ



Semi-Detached Studio Cottage

- Sought after area close to beach in popular seaside town
- Single storey home with D.G & solid fuel, open fire with fire door
- Lounge with Fitted Kitchen/Dining Area
- Bathroom & Double Bedroom.
- Enclosed garden. Workshop with Utility Area & Toilet.

Offers Over £120,000
Home Report Valuation £120,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional, semi-detached cottage, which is situated in the sought-after residential area of the seaside town of Lossiemouth. The cottage is conveniently placed for a variety of shops, supermarkets, schools, amenities and leisure pursuits. The picturesque marina, Covesea lighthouse, Moray Golf Course and beautiful sandy beaches are all close to the property. This charming property offers well-appointed single storey accommodation and benefits from double-glazing and a solid fuel, open fire with fire door. This delightful studio cottage measures approximately 27 square meters offering compact accommodation with an abundance of charming features. The property would be ideal for first time buyers, those seeking accommodation on one level in a popular seaside town or for those with an interest in golfing or water sports looking for a small, manageable home close to the sea and links golf courses. The present owners have presented the property well, it has been tastefully decorated and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a move-in condition.

ACCOMMODATION

Lounge/Kitchen

3.81 m x 3.73 m

Enter through wooden, stable style exterior door with glazed panel into the spacious open plan lounge/kitchen. A

charming room with vaulted ceiling with exposed ceiling beams. Front facing window and front facing Velux style roof window. Feature, exposed stone gable/fireplace wall, solid fuel, open fire with fire door set on a raised hearth. Wooden mantle and fitted display shelving. Built in cupboard housing electric meter and fuse box. The kitchen area has been fitted with a modern selection of base and wall mounted units in a white shaker style finish with contrasting countertops. Integrated electric hob, oven and extractor hood. Sink and drainer unit with mixer tap. Splashback wall tiling. Double wooden doors allowing access to the bedroom and bathroom.



Bedroom

3.42 m x 2.43 m

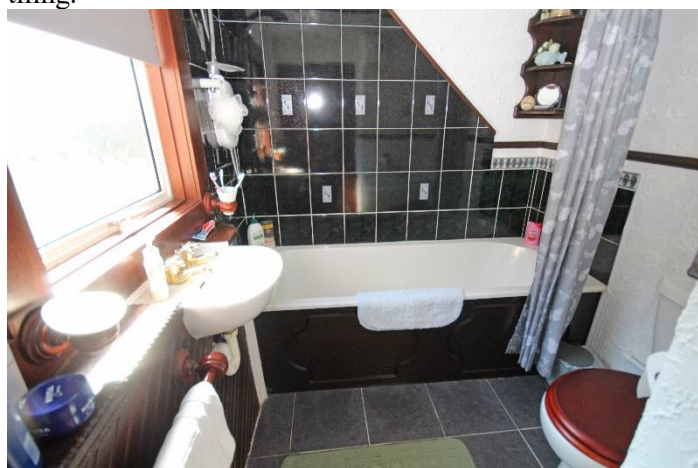
Double size, double aspect bedroom with side and rear facing windows. Two double built-in cupboards providing useful wardrobe and storage space.



Bathroom

1.86 m x 1.65 m

Side facing window. Fitted with a white suite comprising of toilet, wash basin and bath with shower fitment above. Mirrored bathroom cabinet. Splashback wall tiling. Floor tiling.



OUTSIDE

A lovely, enclosed garden area lies to the side of the property. The garden has been laid mainly in grass and bordered by some mature plants and shrubs creating a shelterbelt and adding privacy. The garden enjoys a generally south westerly aspect making it a super trap during the summer months.



The beautiful East Beach is close to the property

Workshop/Store**3.56 m x 2.53 m**

Wooden exterior door. Double, front facing window.
Doorway to the utility area

Utility Area with Toilet**2.20 m x 2.53**

Front and side facing windows. Plumbing for washing machine. White toilet.

**SERVICES**

Mains water, electricity and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances.

N.B

The property is presently fully furnished and all items of furniture, furnishings, appliances (with the exception of some personal items) can be included if required

Council Tax

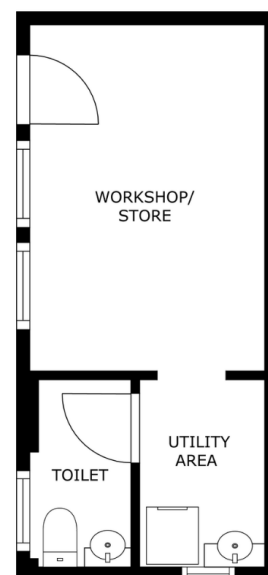
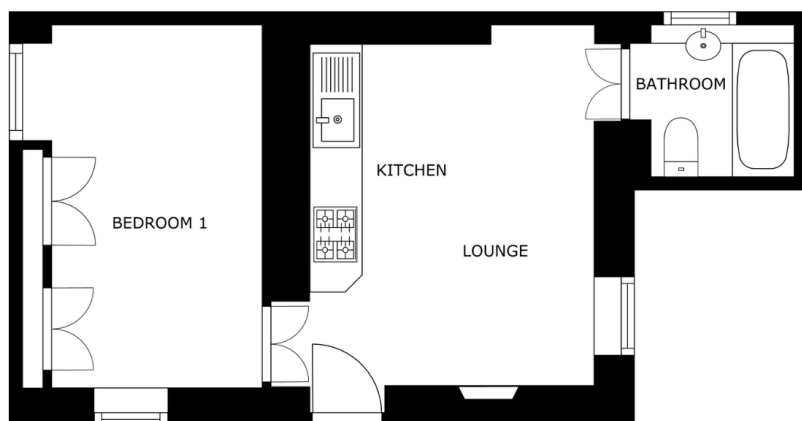
The property is currently registered as band A

EPC Banding EPC=F**Viewing**

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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