CLUNY ESTATE AGENTS

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5 Lancaster Gate, Lossiemouth IV31 6NB



This two bedroom top floor flat is located within an established residential area of the popular coastal town of Lossiemouth, within easy reach of local amenities and beautiful beaches, and would make an ideal first-time buy or investment purchase.

TOP FLOOR FLAT
TWO BEDROOMS
EXTERNAL STORE AND BALCONY
COMMUNAL GARDEN GROUNDS
SHARED PARKING AREA WITH ALLOCATED PARKING SPACE
ELECTRIC PANEL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING E
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Around £100,000

E1243

Enjoying an elevated position in the popular coastal town of Lossiemouth, this two bedroom second floor flat is ideally located for access to local amenities, beautiful beaches and RAF Lossiemouth.

Well presented throughout, the accommodation is accessed via a shared entrance and stairwell. The living space comprises: Entrance hallway, lounge/diner, fitted kitchen, two double bedrooms, both with built-in wardrobes, and a shower room.

Further features include a balcony with storage cupboard, double glazing and modern electric panel heaters.

Outside are communal garden grounds including a drying area, with the added convenience of an allocated parking space within a shared parking area. A private external store completes the facilities.

Offering the perfect blend of coastal location and affordable living space, this would make an ideal first-time buy or investment purchase and we highly recommend a viewing.

The factoring fees, which include buildings insurance, management fees, gardening costs and repairs/maintenance of common areas can vary, but are typically around £185 per month.















- Lounge/Diner 3.58m x 4.24m
- Kitchen 2.59m x 2.54m
- Bedroom 1 3.60m x 3.51m
- Bedroom 2 2.67m x 3.16m
- Shower Room 2.59m x 1.35m

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information.

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	--	--	✗

Networks in your area - Openreach

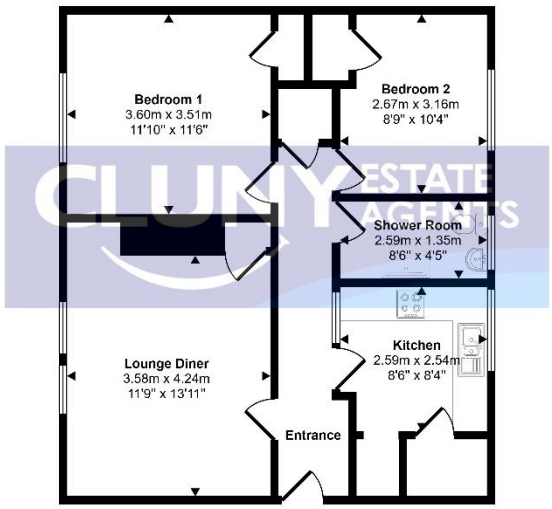
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.
EE, Wifi Scotland





Approx Gross Internal Area
64 sq m / 688 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

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