

2 Community Way,

Lossiemouth,

IV31 6RL



**Offers Over £110,000**

Located within the popular coastal town of Lossiemouth on a corner plot position is this 1 Bedroom End-Terrace Bungalow. The property is located just a short walk away from RAF Lossiemouth.



## Features

1 Bedroom End-Terrace Bungalow

Corner Plot Position

Rear Garden with Shed

Double Glazing

Gas Central Heating

**Located within the popular coastal town of Lossiemouth on a corner plot position is this 1 Bedroom End-Terrace Bungalow. The property is located just a short walk away from RAF Lossiemouth.**

**Accommodation comprises a Hallway, Lounge, Kitchen / Breakfast Room, a Double Bedroom and a Shower Room. The property benefits further from Front and Rear Gardens.**

Entrance to the Property is via canopied entrance, uPVC part panelled door with double glazed frosted window leading to:

**Hallway**

Coved ceiling with pendant light fitting

Double glazed window to the front

Single radiator

Good storage space provided by a single and double cupboard which houses the boiler

Further storage is provided by a walk-in cupboard measuring 6'8" (2.02) x 3'6" (1.07), pendant light fitting and loft access hatch within

Laminate flooring

**Lounge – 11'1" (3.37) plus door recess x 10'6" (3.20) max**

Ceiling light fitting

2 double glazed windows to the front

Single radiator

Electric fire

Vinyl flooring

**Kitchen / Breakfast Room – 12'8" (3.86) x 7'9" (2.35)**

Recessed ceiling lighting

Double glazed window to the rear

Single radiator

Wall mounted cupboards and fitted base units

Integrated gas hob with extractor unit and electric oven

Single sink with drainer unit and mixer tap

Integrated washing machine

Space to accommodate a fridge/freezer and breakfast table

Tile effect flooring

A rear entrance door leads out to a canopied rear entrance with storage shed and to the garden

**Bedroom – 10'9" (3.27) x 9'5" (2.86) plus wardrobe space and door recess**

Recessed ceiling lighting

Double glazed window to the rear

Single radiator

Triple mirrored wardrobe with sliding doors

Fitted carpet

**Shower Room – 6'4" (1.92) max x 6'7" (1.99) max**

Ceiling light fitting

Double glazed frosted window to the front

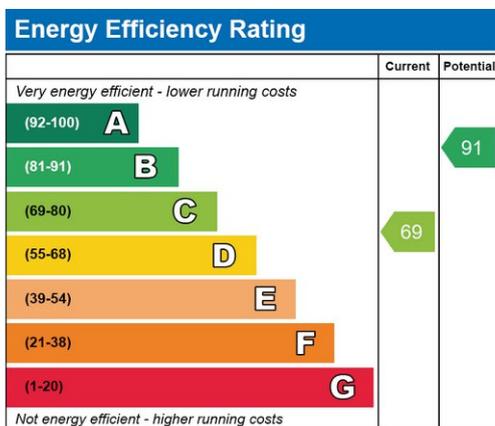
Single radiator  
 Shower cubicle, electric Mira shower and wet wall finish within  
 Pedestal wash basin and press flush W.C  
 Vinyl flooring

**Front and Rear Gardens**

A canopied rear entrance is located at the rear of the Kitchen entrance door with a storage shed  
 The garden features a timber built shed and rear entrance gate  
 The front garden is laid to lawn with a variety of plants and shrubs

**Note 1**

All fitted blinds, floor coverings and light fittings are to remain.



**Council Tax Band**

**Currently Band B**

**Energy Performance Rate**





**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.