

STEWART & WATSON

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**30 QUEEN STREET
LOSSIEMOUTH, IV31 6PJ**



Traditional Semi-Detached Dwellinghouse

- Popular residential area of coastal town
- Requiring upgrading. D.G & mains gas C.H
- Hallway, Large Lounge, Sitting/Dining Room, Kitchen
- Utility/Toilet, Bathroom & 3 Bedrooms.
- Enclosed rear garden with Workshop/Store.

Offers Over £195,000
Home Report Valuation £195,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional, semi-detached dwellinghouse, which is situated in a sought-after residential area of the seaside town of Lossiemouth. The property 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 home offers, well-appointed accommodation over two floors and benefits from full double-glazing, mains gas central heating but will require upgrading and modernisation. The property will be sold as seen and any fitted floorcoverings, curtains, window blinds and light fittings will remain.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the entrance area, which allows access to the lounge, dining/sitting room and the utility/cloakroom. The staircase allows access from this area to the first floor accommodation.



Lounge

Spacious room with front and rear facing windows. Recessed alcove with fitted display shelving.

5.60 m x 3.30 m



Sitting/Dining Room

3.38 m x 3.25 m

Front facing window. Recessed alcove with fitted display shelving. Glass panelled door to the kitchen.



Kitchen

3.64 m x 2.22 m

Rear facing window. Fitted with a selection of base and wall mounted units in a white, shaker style finish with contrasting countertops. Wall mounted cabinet with glass display front. Round bowl sink and drainer. Splashback wall tiling. Glass panelled exterior door giving access to the rear garden.



Utility/Cloakroom Toilet **2.63 m x 1.54 m**

Rear facing window. Fitted with a white toilet and wash-hand basin. Fitted countertop with plumbing below for washing machine. Fitted shelf. Heated towel ladder radiator.



Staircase

Staircase allows access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the bathroom and all 3 bedrooms. Front and rear facing windows. Built-in cupboard with airing shelving and the

gas central heating boiler. Ceiling hatch allowing access to the loft space.

Bedroom 1 **3.46 m x 3.28 m**

Double size bedroom with front facing window.



Bathroom **3.17 m x 2.35 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and offset corner shower cubicle. Fitted furniture in a beech effect finish providing storage cupboards and enclosing the cistern. Wetwall splashback panelling.



Bedroom 2 **3.20 m x 2.67 m**

Front facing window. Two built-in wardrobes with fitted shelf, hanging rail and central vanity area with double cupboard above.



Bedroom 3 **2.76 m x 2.37 m**

Front facing window. Built-in cupboard with fitted shelving. Double built-in wardrobe with sliding door, shelf and hanging rail.



OUTSIDE

Enclosed garden area to the rear of the property, which has been laid in concrete and stone chips for ease of maintenance.

Workshop

5.36 m x 2.43 m

Stone built workshop/store with pitched roof. This building provides excellent storage for outdoor equipment and for hobbies. Power points and light.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

The property will be sold as seen and any fitted floorcoverings, curtains, window blinds and light fittings will remain.

Council Tax

The property is currently registered as band C

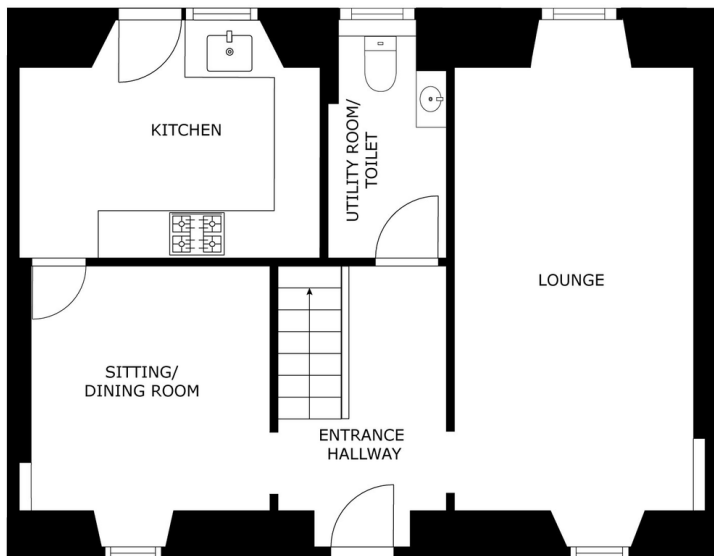
EPC Banding EPC=D

Viewing

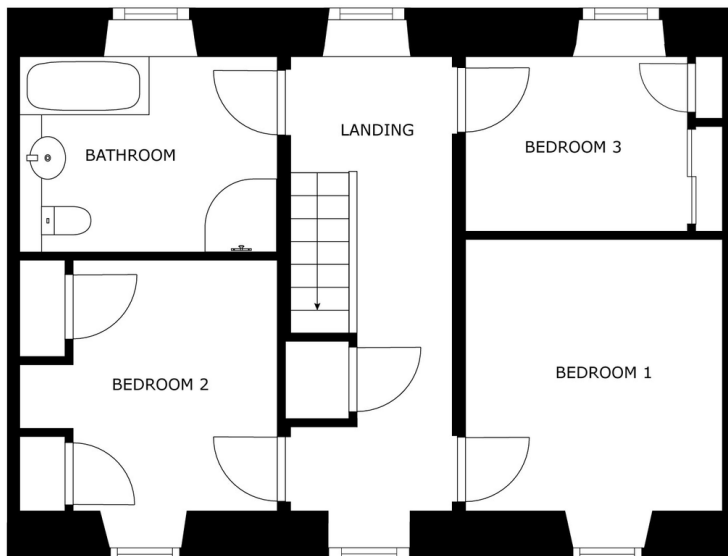
By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



FLOOR 1



FLOOR 2

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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