



**Ewing Gardens, Lossiemouth, IV31 6UR**  
Offers Over £115,000

**BELVOIR!**

Modern two bedroom first-floor flat is located within a popular residential area in the seaside town of Lossiemouth.

Lossiemouth provides a wide range of local amenities including primary and secondary schools, local shops, and supermarkets. The town is renowned for its outdoor leisure opportunities, featuring two beautiful sandy beaches, a championship links golf course, marina and harbour, making it an ideal setting for coastal living.

There is a regular bus service to the nearby City of Elgin, approximately six miles away, which offers an extensive selection of facilities along with convenient road and rail links to Inverness, Aberdeen, and beyond.

Accommodation includes: Spacious lounge, Kitchen, Two double bedrooms and a Shower room.

Additional benefits include double glazing, gas central heating, communal garden grounds and private parking.

Council tax band B

EPC B

## Entrance

Front door leads into the entrance hall with double glazed window to the side aspect.

Cupboard housing the consumer unit and ceiling light fitting.

Carpeted staircase leads up to the landing.

The landing provides access to all accommodation.

Central heating radiator.

Ceiling light fittings.

Loft access hatch.

Very spacious storage cupboard (approx 1m x 1.8m)

housing the gas boiler.

## Lounge 13'1" x 13'1" (4 x 4)

Spacious lounge with double glazed window to the rear

aspect.

Ceiling light fitting.

Fitted carpet.

Central heating radiator.

An archway leads through to the kitchen.

## Kitchen 9'6" x 6'6" (2.9 x 2)

Modern kitchen with good range of base and wall units.

Ample worktop space.

Built-in electric single oven.

Four ring gas hob with chimney style extractor hood.

Stainless steel sink.

Double glazed window to the rear aspect.

Plumbing for a washing machine and space for a fridge

freezer.

Extractor fan.

Central heating radiator.

Built in larder cupboard.

## Bedroom 1 10'9" x 9'6" (3.3 x 2.9)

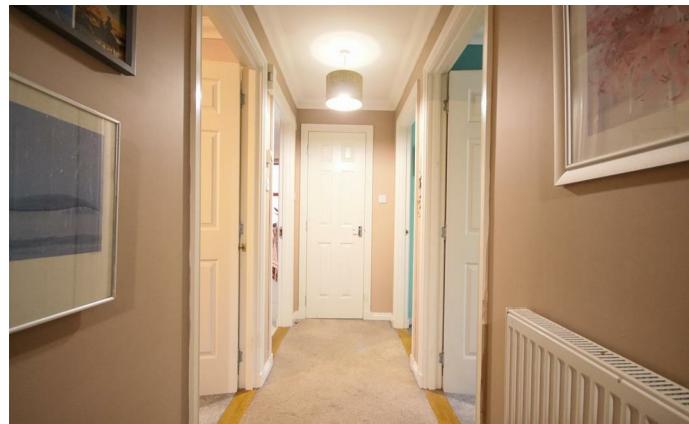
Double bedroom with double glazed window to the front aspect.

Ceiling light fitting.

Fitted carpet in a neutral colour.

Central heating radiator.

Built-in double wardrobe with sliding mirror doors.



### **Bedroom 2 9'6" x 9'6" (2.9 x 2.9)**

Double bedroom with double glazed window to the front aspect.

Ceiling light fitting.

Fitted carpet in a neutral colour.

Central heating radiator.

Built-in double wardrobe with sliding mirror doors.

### **Shower room 9'2" x 5'10" (2.8 x 1.8)**

Three piece suite in white comprising pedestal wash hand basin, WC and walk in shower cubicle with mains shower.

Ceiling light fitting.

Ceiling mounted extractor fan.

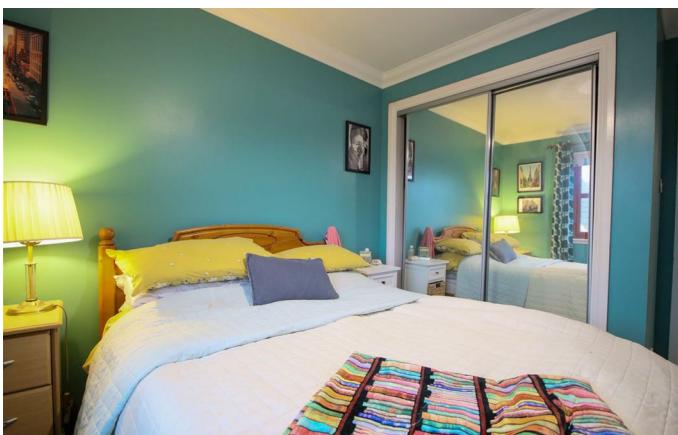
Vinyl flooring.

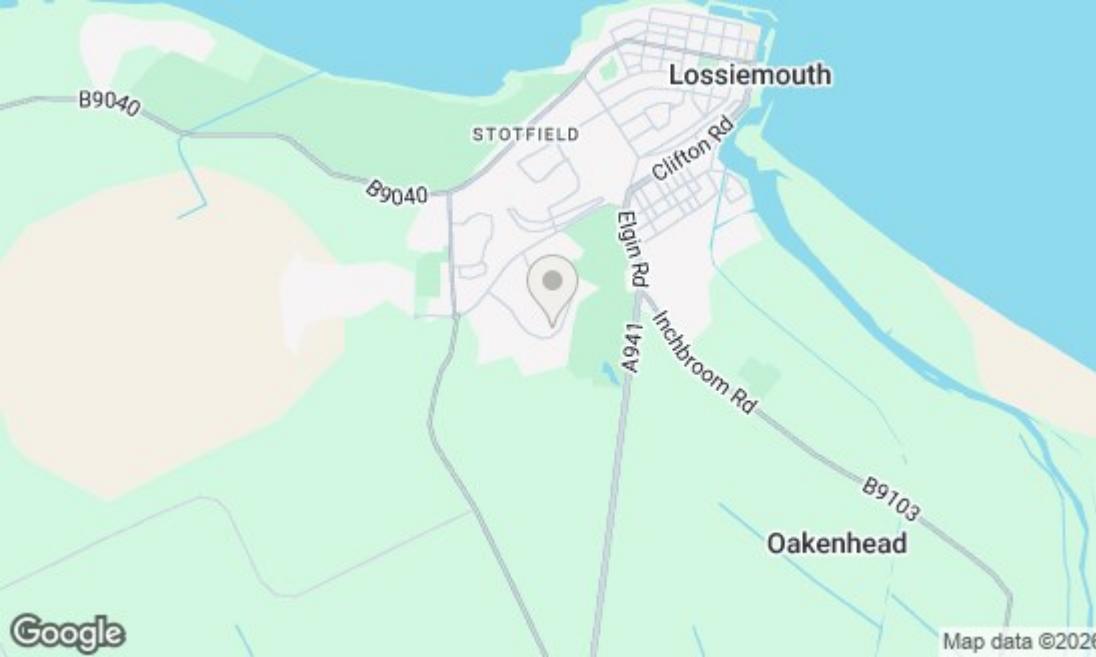
Ladder style chrome towel radiator.

Double glazed window to side aspect.

### **Exterior**

Communal garden grounds and parking spaces for residents.





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