



42 HILLVIEW PLACE

LOSSIEMOUTH, IV31 6RR

£148,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this attractive two-bedroom mid-terrace house to the market. Situated within the popular coastal town of Lossiemouth, the property offers well-proportioned accommodation over two floors and is presented in excellent decorative order throughout, making this an ideal opportunity for those seeking a home requiring little immediate work. The property also benefits from a new boiler and off-street parking.

The ground floor comprises a welcoming entrance area leading into the spacious living room, which provides a comfortable setting for relaxing and entertaining. To the rear is a bright kitchen/dining room, offering a practical and sociable space with ample room for cooking and dining, together with direct access to the garden.

Upstairs, the property offers two well-proportioned double bedrooms, providing comfortable accommodation for a couple, small family or those requiring a home office or guest room. The bathroom is also located on the first floor and features a spa bath with built-in Bluetooth speakers, providing a relaxing space in which to unwind.

The property is in excellent decorative order throughout and benefits from a well-planned layout, with generous windows providing good natural light. The new boiler, off-street parking and superb bathroom further enhance the appeal of this lovely home. This is an excellent choice for those looking for a manageable property in a well-established residential setting.

Hillview Place is conveniently located within Lossiemouth, with local amenities including shops, schools and leisure facilities close by.

**ARANCI
& FIRTH**
PROPERTY

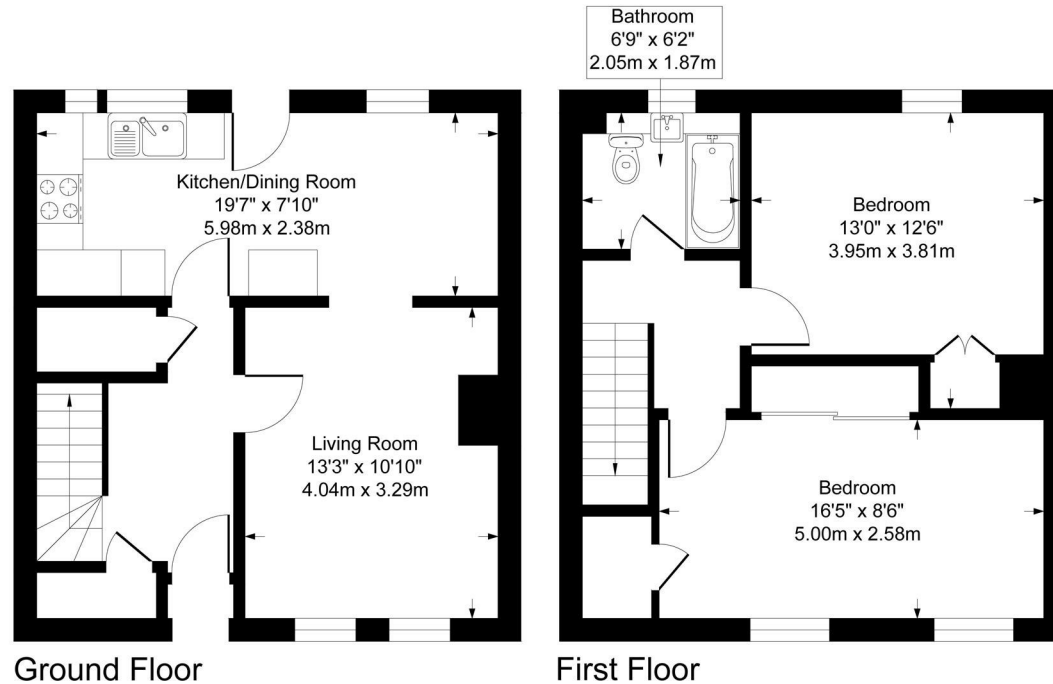
42 HILLVIEW PLACE

- Attractive two-bedroom mid-terrace house
- Popular coastal town of Lossiemouth
- Excellent decorative order throughout
- Spacious and welcoming living room
- Bright kitchen/dining room with garden access
- Two well-proportioned double bedrooms with fitted wardrobes
- Superb bathroom with spa bath and Bluetooth speakers
- Brand new Worcester boiler
- Off-street parking
- Well-established residential setting close to local amenities

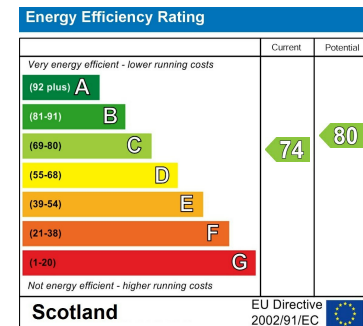




Approximate Gross Internal Area
848 sq ft - 79 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.



EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

Aranci & Firth
 Caledonian House 164 High Street
 Elgin
 Moray
 IV30 1BD

01343 553 977
 deena@aranci-firth.co.uk

ARANCI & FIRTH
 PROPERTY