CLUNY ESTATE AGENTS

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37 Commerce Street, Lossiemouth IV31 6QD

This traditional two bedroom mid-terraced house is located in the coastal town of Lossiemouth, close to local amenities and the beach, and would make an ideal investment purchase or first-time buy.

TRADITIONAL MID-TERRACED STONE AND SLATE HOUSE
TWO BEDROOMS
FURNITURE AND WHITE GOODS CAN BE INCLUDED IN THE SALE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Around £125,000

E1182

This traditional two bedroom mid-terraced house is located in an established residential area of the popular coastal town of Lossiemouth, within easy reach of the town's beautiful beaches and local amenities.

The accommodation comprises: Entrance vestibule, open plan kitchen/living room with wood-burning stove, under-stairs storage, landing, two bedrooms and a bathroom with chrome heated towel rail. The property benefits from gas central heating and double glazing.

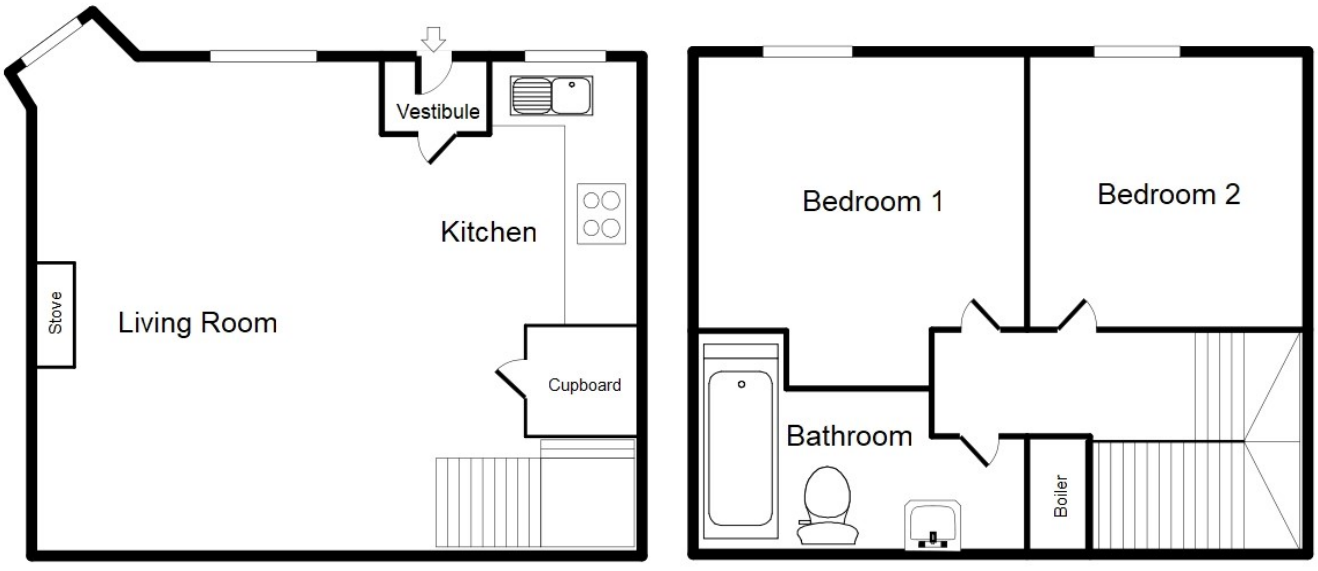
There is a wood store and communal bin storage area to the side of the property.

Having been rented out until very recently, the property makes an ideal investment purchase or first-time buy and we highly recommend a viewing.

The furniture and appliances can be included in the sale at no additional cost, but the appliances do not come with any guarantee and have not been PAT tested.

If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

- Vestibule 0.85m x 1.15m
- Lounge 3.13m x 4.43m
- Kitchen 2.56m x 2.40m
- Bedroom 2 2.53m x 2.33m
- Bedroom 1 2.53m x 3.25m
- Bathroom 3.24m x 1.67m



Please note these floorplans are not to scale and are for representational purposes only

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 guide-line only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

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