



85 INCHBROOM AVENUE

LOSSIEMOUTH, IV31 6HL

£175,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this immaculate mid-terraced house on Inchbroom Avenue, Lossiemouth, which offers beautifully presented accommodation in superb walk-in condition. Ideal for a variety of buyers, this appealing home combines comfort, practicality and a welcoming atmosphere.

The property opens into a bright and welcoming hallway, setting the tone for the accommodation within. The inviting lounge leads through an attractive archway into the dining room, creating a lovely flow between the two reception areas and providing an ideal setting for both everyday living and entertaining. The well-appointed kitchen is complemented by a separate utility room, while a conveniently located bathroom completes the ground floor.

Upstairs, there are two generous bedrooms with storage, both offering comfortable and versatile accommodation.

Outside, you have secure gardens to the front and rear, with the rear garden benefitting from no houses behind it, a garden shed and low maintenance design.

Presented in immaculate condition throughout, this delightful home allows prospective purchasers to move straight in and enjoy their new surroundings. Ideally situated within the popular coastal town of Lossiemouth, the property is just a few minutes' walk from the beautiful East Beach, perfect for seaside strolls and enjoying the stunning Moray coastline. Local shops, schools and recreational facilities are also readily accessible, making this an appealing choice for a variety of buyers.

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PROPERTY

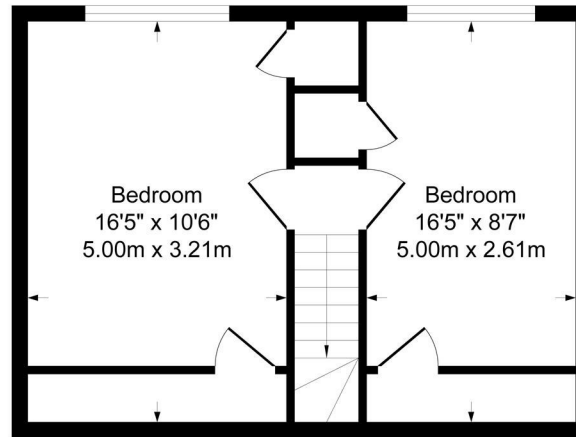
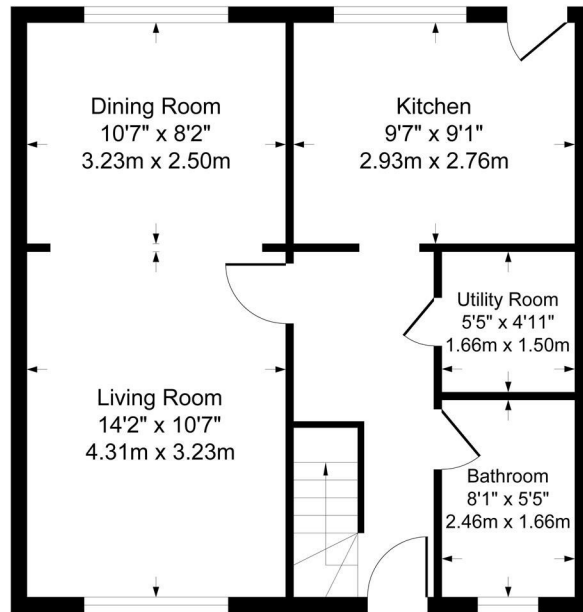
85 INCHBROOM AVENUE

- Immaculate walk-in condition throughout • A short stroll from Lossiemouth's beautiful East Beach • Attractive mid-terraced home • Bright and welcoming entrance hallway • Two inviting reception rooms • Well-appointed kitchen • Separate utility room • Contemporary bathroom • Two generous bedrooms with storage • Excellent choice for a variety of buyers





Approximate Gross Internal Area
896 sq ft - 83 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	93
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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: B 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

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