



Because property is personal with...

Moray Street, Lossiemouth, Moray

BELVOIR!

Offers over £115,000



Key Features

- Gas central heating
- Double glazing
- Front and rear gardens
- EPC rating D
- Council tax band B
- Freehold





Situated in the ever-popular coastal town of Llossiemouth, this spacious two-bedroom ground floor flat offers well-proportioned accommodation and outdoor space.

The accommodation comprises a welcoming entrance hallway, a bright and spacious living room featuring an attractive open fireplace, two generously sized double bedrooms, a fitted kitchen with ample storage, and a family bathroom complete with an electric shower over the bath.

Externally, the property benefits from private front and rear gardens laid mainly to lawn, paving and decorative stone, providing excellent outdoor space for relaxing or gardening. A greenhouse is also included. A particular advantage is the detached single garage, located within a nearby block, offering valuable secure parking or additional storage.

The property enjoys a convenient central location close to local shops, schools, transport links, a championship Links golf course and beautiful beaches.

Entrance hallway

Upvc external door leads into the hallway.
Fitted carpet.
Ceiling light fitting.
Central heating radiator.

Lounge 4.8m x 3.2m (15'8" x 10'6")

Spacious lounge with window to the front aspect.
Fitted carpet.
Central heating radiator.
Feature fireplace.
Alcove storage.
Ceiling light fitting.

Kitchen 2.8m x 3.3m (9'2" x 10'10")

Fitted kitchen with window to the rear aspect and external door leading to the rear garden.
Good range of wall and base units with worktop space.

Sink with drainer.
Electric oven and hob.
Space and plumbing for a washing machine.
Larder store.
Ceiling light fitting.
Central heating radiator.
Vinyl flooring.

Bathroom 1.8m x 1.7m (5'11" x 5'7")

Three-piece bathroom suite in white comprising wash hand basin, toilet and bath with electric shower over.
Tiled walls and wet wall around the bath.
Tiled flooring.
Ceiling light fitting.
Frosted window to the rear aspect.
Central heating radiator.
Extractor fan.

Bedroom 1 3.8m x 3m (12'6" x 9'10")

Double bedroom with window to the front aspect.
Fitted carpet.
Built in double wardrobe.
Ceiling light fitting.
Central heating radiator.

Bedroom 2 3.6m x 3m (11'10" x 9'10")

Double bedroom with window to the rear aspect.
Fitted carpet.
Built in wardrobe.
Ceiling light fitting.
Central heating radiator.

Exterior

The large front garden is laid to lawn.
The south facing rear garden commences with a paved patio with a lawn area to the rear.
There are two external stores, one housing the gas boiler.
The property further benefits from a single garage with up and over door.





