

5 Thunderton Place, Elgin IV30 1BG



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Flat 3 Hayfield, James Street, Lossiemouth IV31 6BY



This two bedroom first floor flat is located in the coastal town of Lossiemouth, within easy reach of the beach and local amenities, and would make an ideal first-time buy or investment purchase.

**FIRST FLOOR FLAT
TWO BEDROOMS
OFF-STREET PARKING WITH
ALLOCATED PARKING SPACE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£100,000**

E1212

This two bedroom first floor flat is situated in an attractive stone-built block of four properties in the picturesque coastal town of Lossiemouth, enjoying a convenient location within easy reach of stunning beaches and a range of local amenities, and just a few miles from Elgin.

Accessed via a shared entrance and stairwell, the accommodation could benefit from some modernisation but has been well maintained and comprises: Hallway, well proportioned and bright lounge with archway to the kitchen, a double bedroom with built-in wardrobe, a second bedroom and a shower room. The property also benefits from double glazing and gas central heating.

There is an off-street parking area to the rear, accessed from Argyle Street, with an allocated parking space for the property.

Offering the ideal combination of coastal location together with affordable living space, this would not only make an ideal first-time buy but also offers an excellent opportunity to acquire a buy-to-let investment property that is rental ready.

We highly recommend a viewing to appreciate the full potential of this property.

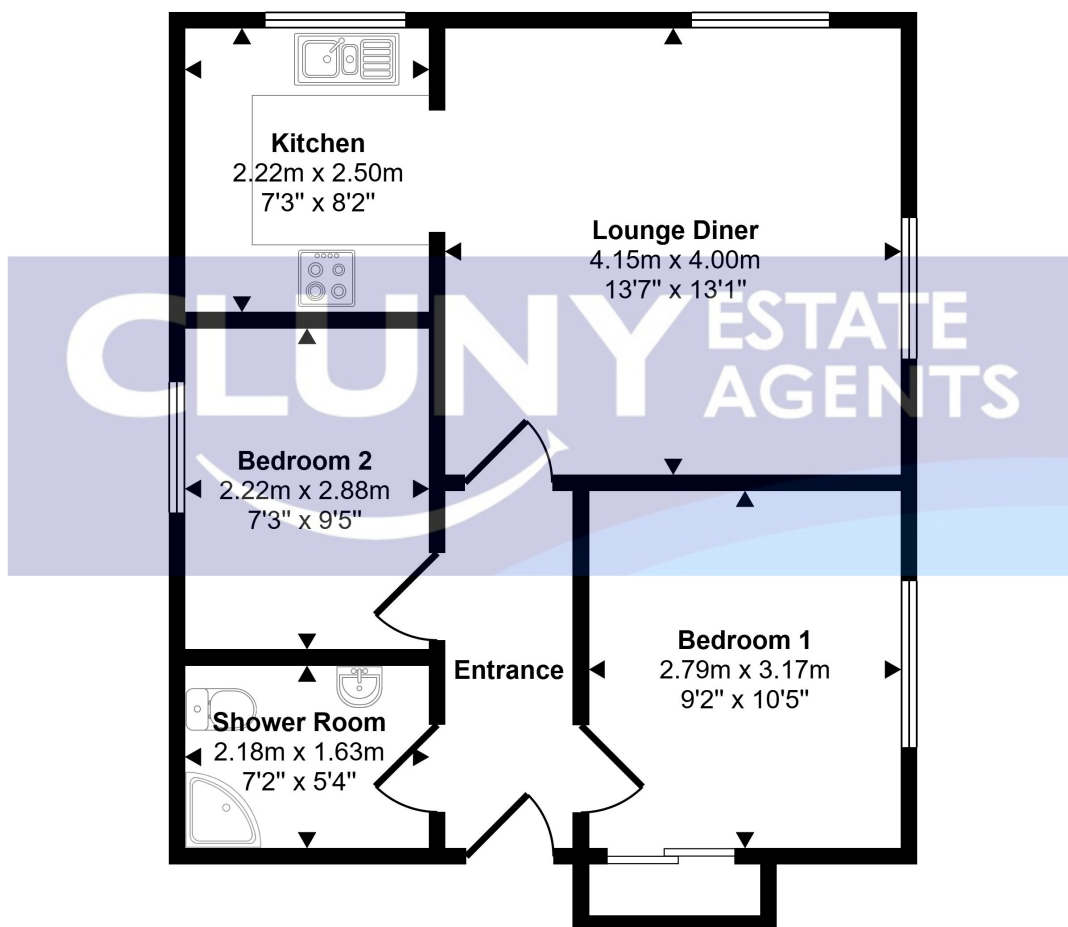




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 2.22m x 2.50m
- Lounge/Diner 4.15m x 4.00m
- Bedroom 1 2.79m x 3.17m
- Bedroom 2 2.22m x 2.88m
- Shower Room 2.18m x 1.63m

Approx Gross Internal Area
48 sq m / 519 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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