



13 Newlands Place | Lossiemouth | Moray | IV31 6TA

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13 Newlands Place, Lossiemouth, Moray, IV31 6TA

- 3 Bed Semi-detached House
- Living Room
- Modern Kitchen & Dining Room on open plan
- 3 Bedrooms
- Family Bathroom
- Garage & Driveway for private parking
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing

Summary

CCL Property are delighted to offer for sale this three bedroom semi-detached house, in the popular coastal town of Lossiemouth. The property is well presented with neutral décor, offers bright and spacious living spanning two floors and comprises of entrance hall, Living Room, Kitchen/Dining room on open plan, 3 bedrooms and family bathroom. Enclosed rear garden and garden to the front with driveway leading to the Garage which provides private parking.

The property is located in an excellent and sought after residential area. Lossiemouth is a beautiful coastal town on the Moray Firth. It offers great services and facilities which include primary and secondary schools, local shops, supermarkets and post office. As well as many restaurants, hotels, cafes and pubs, which cater for the thriving holiday market. Elgin offers a wider range of services and facilities to include: many chain stores, supermarkets, primary and secondary schools and leisure facilities including an ice rink. Elgin is also linked by road and rail to Inverness, Aberdeen and beyond.





Property

Three bedroom semi-detached family home has spacious accommodation on two floors. With enclosed garden, garage and private parking. Gas central Heating and double glazing. All carpets and floor coverings, blinds, and light fittings are to be included in the sale.

Accommodation:

Entrance Vestibule:

Entry is gained via a double glazed exterior door with decorative glass panels into the hallway, which has access to the Living Room and carpeted staircase to the upper floor.

Living Room: (4.30m x 3.30m)

Comfortable bright room with twin windows over looking the front garden, with fitted venetian blinds. Large under stair storage cupboard, wood effect flooring. Open plan archway to the Dining Kitchen.

Dining Room/Kitchen: (4.80m x 3.40m)

A bright spacious open plan room, with a comfortable dining space with double fully glazed doors provide access to the garden patio and fitted with vertical blinds. Ample space to accommodate a dining table and chairs and further dining room furniture.

A large central island separates the dining room and the kitchen which is fitted an extensive range of wall and base units in high gloss white with contrasting dark granite worktops incorporating a stainless steel sink and granite drainer. Integral oven, microwave, fridge, freezer, dish washer and washing machine. Situated in the central island is the induction hob and extractor with lighting, as well as under unit lights. Windows to the side and rear as well as double glazed door giving access to the garden.

Upper Landing:

Carpeted staircase leads to the upper landing which provides access to all rooms and has a shelved storage cupboard housing the central heating boiler.

Main Bedroom: (3.96m x 2.93m at longest)

A spacious double bedroom situated to the front of the property with two built in double wardrobes providing excellent hanging and shelved storage. Window over looking the garden fitted with curtains and rail.

Bedroom 2: (2.93m x 2.86m)

A further double bedroom, situated to the rear, again with two double wardrobe and ample space for free standing furniture.

Bedroom 3: (3.18m x 2.22m)

Third bedroom to the front, again has space for free standing furniture and is currently used as a home office.

Bathroom: (1.91m x 1.89m)

Fitted with a modern 3 piece white suite and over bath mains double head shower with glazed screen door and grey tiling. Wash hand basin is built in to white high gloss vanity storage unit. Wall mounted heated towel rail and light up wall mirror.

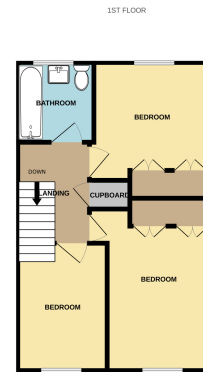
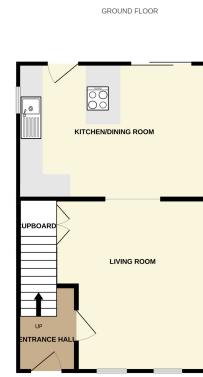
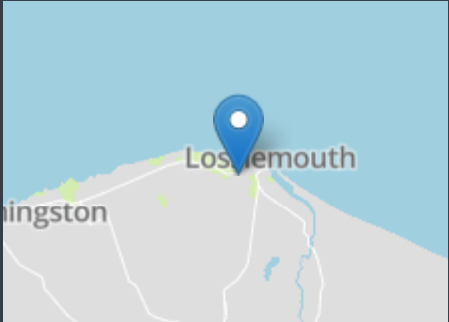
External

The front garden is mainly laid to lawn with a path and steps to the front door. A driveway to the side provides private parking as does the single garage. Beyond the drive is a wooden gate giving access to the rear garden which is enclosed by fencing, has patio area accessed from the dining room, leading onto a area of lawn and behind that a further sheltered patio area with seating.

Garage: Detached single garage with up and over door. Light and power installed and windows to side and rear.

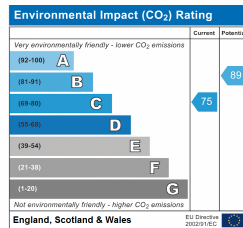
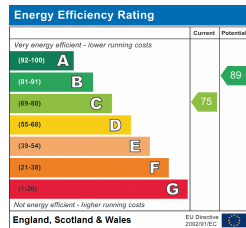






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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10/2021



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.