



26 King Street | Lossiemouth | Moray | IV31 6PZ

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# 26 King Street, Lossiemouth, Moray, IV31 6PZ

- 2 Bedroom Terraced Home
- Living Room
- Dining Kitchen
- Shower Room
- 2 Bedrooms
- Home Office/Garden Room
- Electric Heating and Double Glazing
- Ideal residential location
- Close to all amenities
- Easy walking distance to Marina, East & West Beaches

## Summary

CCL are delighted to offer for sale this traditionally built two bedroom terraced home in the popular coastal town of Lossiemouth. The property which requires modernisation offers good accommodation spanning two floors, close to all local amenities and with enclosed garden to the rear. An ideal purchase for a young family, a first time buyer or as a buy to let opportunity.





## Property

The two bedroom home has good accommodation spanning two floors with an Entrance hallway, living room, dining kitchen, shower room and two bedrooms. There is a further Home Office/Garden Room to the rear accessed from the garden, ideal for home working. Electric Heating & Double Glazing. The property is to be sold including all carpets and floor coverings, all curtains and light fittings.

Accommodation:

Entrance Hallway:

Access to the property is via an exterior door from the street, hallway has staircase leading to the upper floor and access to the Living Room and Bedroom 2.

Bedroom 2: (3.34m x 2.33m)

Brightly decorated good sized bedroom with window to the rear and ample space for free standing furniture.

Living Room: (4.60m x 3.18m)

Spacious, comfortable room with window to the front, Fire place with marble effect hearth and inset and wooden surround and over mantle housing the electric fire. Small half size cupboard with arched display shelf above. Door to the kitchen.

Dining Kitchen: (2.70m x 2.67m)

With base units incorporating a stainless steel sink and drainer, with further retro style wall units. Airing cupboard housing Hot Water Tank and shelving. Window to the side looking out to the garden. Space for dining table and chairs. Door to rear hallway.

Rear Hallway:

Rear hall which has large storage cupboard with power installed, provides access to the shower room and with exterior door leading to the rear garden.

Shower Room: (2.50m x 2.02m)

Double size walk-in shower, fitted with neutral aqua panels and electric shower. WC and wash hand basin in decorative champagne colour. Heated towel rail, dimplex wall heater and wall mounted mirror.

Upper Landing:

Small upper landing providing access to the main bedroom.

Bedroom 1: (3.93m x 4.33m at longest)

A spacious and bright double bedroom with window to the front and further velux window to the rear. Two double wardrobes with mirror doors providing hanging and shelf space. Ample space for free standing furniture. Shower cabinet in corner (disconnected).

## External

Home Office/Garden Room: (3.92m x 3.05m)

Bright spacious room with door to the garden. This is an ideal extra space which could be utilised for a number of uses, such as home office, craft room or a further comfortable seating area.

Garden:

Well-proportioned and laid out enclosed garden to rear with a wooden shed, fully concrete with a raised patio area and lovely decorative pots with shrubs and flowers. There is a right of access from King Street for use of services to the garden via a mutual lane as well as a Wrought iron gate which provides access to next door's garden.







**Energy Performance Certificate (EPC) Scotland**

**Dwellings**

26 KING STREET, LOSSIEMOUTH, IV31 6PZ

Dwelling type: Mid terrace house  
 Date of assessment: 11 August 2022  
 Date of certificate: 15 August 2022  
 Total floor area: 62 m<sup>2</sup>  
 Primary Energy Indicator: 1063 kWh/m<sup>2</sup>/year

Reference number: 0180-2948-5180-2692-3245  
 Type of assessment: RdSAP existing dwelling  
 Approved Organisation: Elmhurst  
 Main heating and fuel: Electric storage heaters

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£8,142	See your recommendations report for more information
Over 3 years you could save*	£5,295	

\*based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs

Current	Potential
11/100: A	11/100: A
12/100: B	12/100: B
13/100: C	13/100: C
14/100: D	14/100: D
15/100: E	15/100: E
16/100: F	16/100: F
17/100: G	17/100: G
18/100: H	18/100: H
19/100: I	19/100: I

**Energy Efficiency Rating**

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band G (19)**. The average rating for EPCs in Scotland is band D (69).

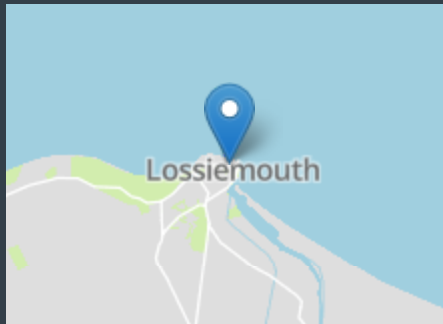
The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO<sub>2</sub> emissions

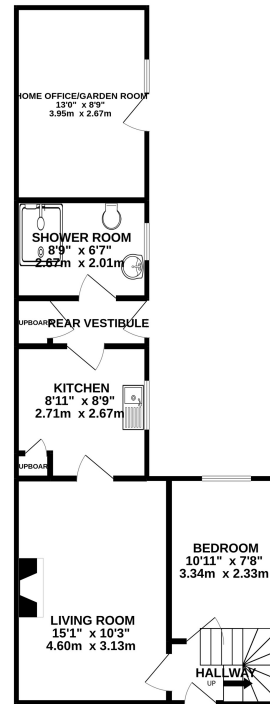
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**Environmental Impact (CO<sub>2</sub>) Rating**

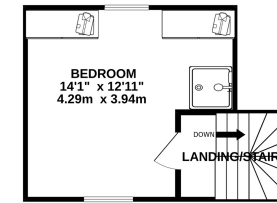
This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the lower the CO<sub>2</sub> emissions.



GROUND FLOOR



1ST FLOOR



26 KING STREET, LOSSIEMOUTH, IV31 6PZ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 products, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagap C0202

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

CCL Property

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[www.cclproperty.com](http://www.cclproperty.com)



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.