FOR SALE

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cclproperty.com T: 01343 610520

26 King Street

Lossiemouth, IV31 6PZ

Offers in Region of £145,000

ccl

PROPERTY

King Street

Lossiemouth, IV31 6PZ

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.

The property is located in an ideal area close to many local amenities. 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, banking facilities, primary and secondary schools and leisure facilities including an ice rink. Elgin is also linked by road and rail to Inverness, Aberdeen and beyond.

The 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 reto 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

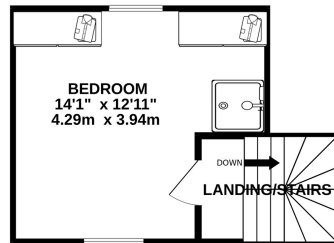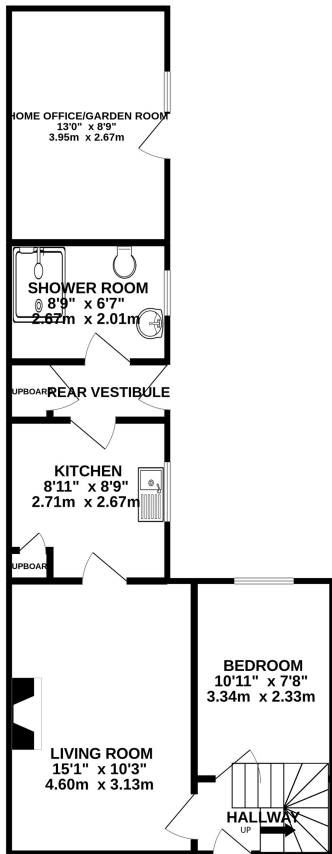Home Office/Garden Room: (3.92m x 3.05m)

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.
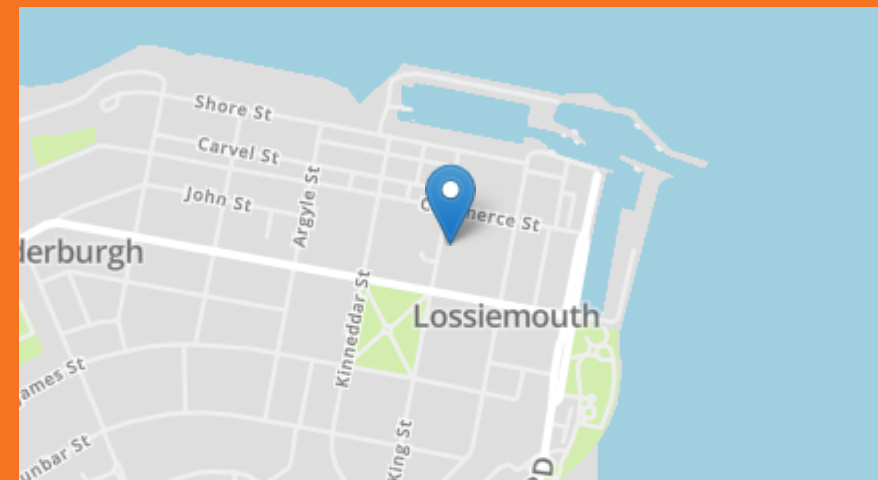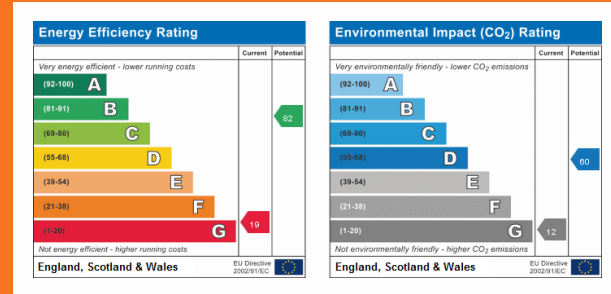
HOME OFFICE/GARDEN ROOM
13'0" x 8'9"
3.95m x 2.67m

BEDROOM
14'1" x 12'11"
4.29m x 3.94m

DOWN

LANDING/STAIRS

SHOWER ROOM
8'9" x 6'7"
2.67m x 2.01m

UPBOARD **REAR VESTIBULE**

KITCHEN
8'11" x 8'9"
2.71m x 2.67m

UPBOARD

BEDROOM
10'11" x 7'8"
3.34m x 2.33m

LIVING ROOM
15'1" x 10'3"
4.60m x 3.13m

HALLWAY
UP

26 KING STREET, LOSSIEMOUTH, IV31 6PZ

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current 19, Potential 82

England, Scotland & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO₂ emissions		

Current 12, Potential 60

England, Scotland & Wales — EU Directive 2002/91/EC

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