



Building Plot 2

Commerce Street, Lossiemouth

Offers Over £210,000

ccl
PROPERTY



Building Plot 2

Lossiemouth, IV31 6BW

CCL are delighted to offer for sale this unique opportunity to acquire a building plot, situated in a extremely sought after area with spectacular and uninterrupted sea views with planning permission for the erection of a four bedroom detached dwelling house with services in place. The plot is in an excellent location just 50m from the seafront and close to all local amenities as well as the popular Moray Golf Club with two excellent courses. The views from the plot are extensive and spectacular looking over the Moray Firth to the North and to Lossiemouth West Beach and Covesea Lighthouse to the west.



The Property

This plot is approximately 50m from the seafront and covers an area of 614 sq m. It has full planning consent and more details of this can be obtained by looking at The Moray Council Planning Department website and quoting ref: 21/00910/APP

Excel Scotland have designed a superb detached 2 storey house and single garage for the plot and this can be modified to the buyer's requirements if necessary. It includes a vestibule, hall, living room, dining room, kitchen, utility room, shower room and bedroom 3 on the ground floor. On the first floor there are 2 bedrooms (one en-suite) with Bedroom 1 having a superb balcony looking out to sea and the extensive views. A family shower room can also be found on this floor.

Situation

The plot is located in a unique and much sought after site close to the seashore in

the popular town of Lossiemouth. It is situated in a quiet and peaceful location yet within walking distance of all local amenities. Lossiemouth is a popular coastal town on the Moray Firth which boasts 2 beautiful sandy beaches and the popular Moray Golf Club. It offers great services and facilities which include primary and secondary schools, local shops, Doctors' Surgery, Dentist, supermarkets and post office. It also boasts an impressive variety of restaurants, hotels, cafes, pubs which cater for the thriving tourist market. Elgin, the 'capital' of Moray is just 6 miles away and offers a wider range of services and facilities which include chain stores, supermarkets, primary and secondary schools, University of the Highlands and Islands and leisure facilities which include an ice rink. Elgin is also linked by road and rail to Inverness, Aberdeen and beyond.



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