



93-95 Inchbroom Avenue

Lossiemouth, IV31 6HL

Offers Over £265,000

ccl
PROPERTY



Inchbroom Avenue

Lossiemouth, IV31 6HL

CCL are delighted to offer this unique opportunity to acquire this extremely spacious property, which is being marketed for sale. The property has been previously used for assisted living and provides the discerning buyer great potential to have a spacious 4 Bedroom family home with a separate 1 bedroom annex, situated in the popular coastal town of Lossiemouth. The property sits at the end of a quiet cul-de-sac and has garden areas and a large car park surrounding the property. The superb accommodation is all on one floor with the benefits of double glazing and gas central heating.

The property is located in a cul-de-sac in a quiet residential street close to 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, 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 spacious accommodation all on one floor, provides versatile spaces to be utilised to suit the specific needs required. With a 3 or 4 bedroom property with a separate 1 bedroom annex. Large garden areas and a tarred car park to the front. The property benefits from Double Glazing & Gas Central Heating. All carpets and floor coverings, curtains, blinds and light fittings are included in the sale.

Accommodation:

Entrance Vestibule: (2.44m x 1.84m)

Accessed via an external glazed panel door with glazed panel to the side. Provides access to self-contained annex as well as the current office and the hallway.

Office/Bedroom: (4.77m at longest x 3.53m at widest)

This room has been used as an office but could be utilised as a bedroom with door to a shower room.

Shower Room: (2.55m x 1.30m)

Fitted with a white WC and wash hand basin, double size shower cabinet with sliding doors and is fully tiled. Wall mounted mirror with overhead light and shaver point.

Hallway:

An extremely spacious hallway, which is the central point of the property from where most accommodation can be accessed.

WC: (1.98m x 1.71m)

Fitted with a white wash hand basin and WC.

Public Room: (3.43m x 2.38m)

A good sized room which again could be utilized for a number of uses.

Living Room: (4.76m x 3.60m)

Bright and spacious room with double door to the garden and windows to either side providing excellent natural light. Decorated in neutral tones.

Dining Room: (4.76m x 3.18m)

Again, a good sized room with ample space for dining table and chairs as well as further dining room furniture. Sliding pocket doors to the kitchen. Window overlooking the garden.

Kitchen: (4.76m x 2.36m)

Kitchen fitted with a range of white wall and base units with complimenting dark worktops with matching splash back incorporating a stainless steel sink and drainer. Space for cooker with a steel splashback and over head chimney style cooker hood. Under unit space for dish washer. Picture window to the side. Door to utility room.

Utility Room/Laundry Room: (3.08m x 2.97m)

Fitted with the same white wall and base units as the kitchen with dark worktops with matching splashback and incorporating a stainless steel sink and drainer. Window to the side as well as door to the garden.

Bedroom: (4.76m x 3.00m)

Spacious double room with ample space for free standing furniture and a window to the rear. Door to en-suite bathroom.

En-suite Bathroom: (2.60m x 2.20m)

Fitted with a 3 piece white suite and over bath shower with rail and curtain. White tiling and wall mounted mirror.

Bedroom: (4.76m x 3.00m)

A spacious double with ample room for free standing furniture, again with window to the rear. Door to en-suite.

En-Suite Bathroom: (2.60m x 2.35m)

Fitted with a 3 piece white suite and over bath shower with dark wall tiling. Wall mounted mirror and shaver point.

Bedroom: (4.76m x 3.00m)

Another double room with window to the front, again ample space for free standing furniture. Door to en-suite.

En-suite: (2.60m x 2.15m)

Fitted with a 3 piece white suite and neutral aqua panels. Wall mounted mirror.

ANNEX:

With front door from private enclosed garden.

Vestibule:

Exterior door provides access to the vestibule which in turn gives access to the hallway.

Hallway:

Provides access to the Living Room, Bedroom and Bathroom.

Bedroom: (3.98m x 2.67m)

Double bedroom with window to the side, has two fitted double wardrobes providing hanging and shelf space.

Bathroom: (2.55m x 2.45m)

Fitted with a 3 piece white suite and over bath electric shower fitted with rail, curtain and light grey aqua panels. Shaver point.

Living Room: (4.51m x 3.50m)

Bright living room full length window and glazed door to the garden, flooding the room with natural light. Sliding door to the kitchen.

Kitchen: (5.53m x 2.08m)

Fitted with light wood wall and base units with contrasting dark worktops and matching splash back incorporating a stainless steel sink and drainer. Space for cooker, washing machine and fridge/freezer. Door to an internal hall.

Internal Hallway:

Gives access to a large store cupboard and further cupboard housing the water tank, central heating boiler and meters.

External

A large concrete and lock block carpark is situated to the front of the property, a path leads to the front door. Also, an area laid to lawn and the path continues round the side to the rear. There is an extremely large garden to the rear, with various sections in gravel chips, lawn and concrete slabs. Borders and bedding areas with an array of plants and shrubs. Further side garden with rotary clothes driers.

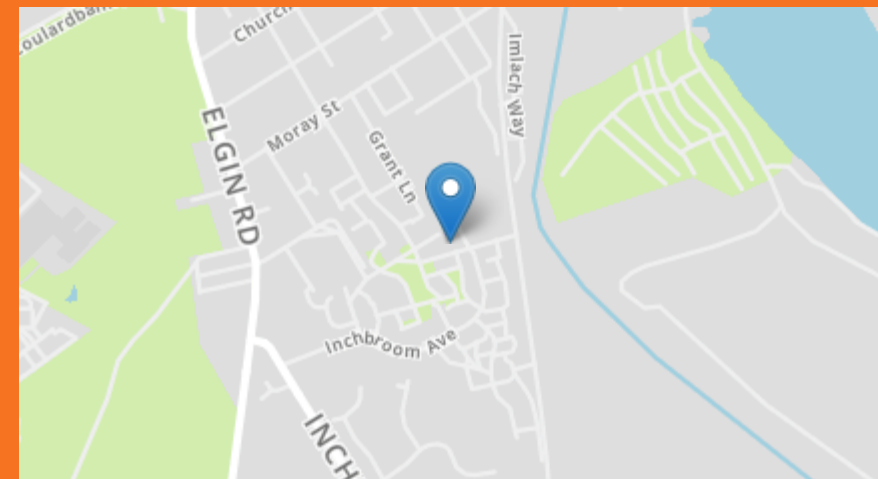
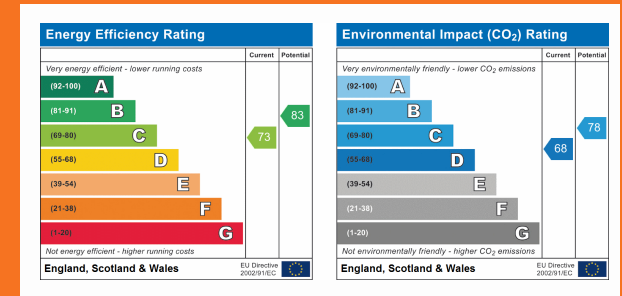
The annex has a separate enclosed garden laid to lawn with a path to the door and a rotary clothes drier.

GROUND FLOOR



93-95 INCHBROOM AVENUE, LOSSIEMOUTH, IV31 6HL

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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