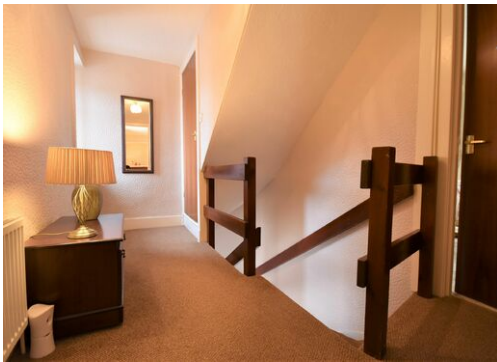


35 Queen Street,

Lossiemouth,

IV31 6PR



Offers Over £80,000

Located within the popular coastal town of Lossiemouth is this 2 Bedroom Flat benefiting from its own Private Entrance Door and Garden space at the rear.

Features

2 Bedroom Flat

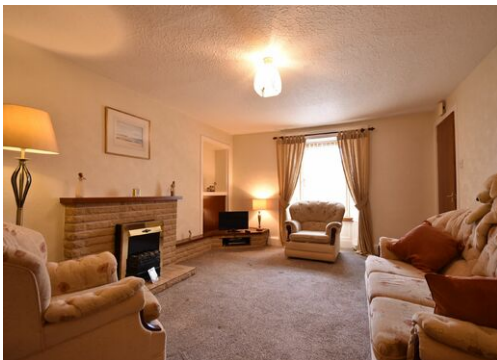
A double bedroom and an attic styled bedroom

Private Entrance Door

Paved Garden at the Rear

Gas Central Heating

Double Glazing



Located within the popular coastal town of Lossiemouth is this 2 Bedroom Flat benefiting from its own Private Entrance Door and Paved Garden space at the rear.

Accommodation comprises a Private Entrance Door, Hallway, Lounge, Kitchen, a Double Bedroom and a Bathroom with separate Shower Cubicle. There is an Attic styled Bedroom on the top floor.

2 Bedroom Flat

Featuring a double Bedroom and an Attic Style Bedroom on the top floor

Private Entrance Door

Gas Central Heating

Double Glazing

Entrance to the Property is via private front entrance door which leads into an entrance Hallway.

Entrance Hallway

Ceiling light fitting

A storage cupboard which provides space to accommodate wheelie bins within

Laminate flooring

A Carpeted staircase leads up to the main hallway

Hallway

Ceiling light fitting

Double glazed window to the front

Electric meter cupboard

Single radiator

Fitted carpet

Doors leads to the Lounge, Bedroom and a separate door leads to a staircase which leads up to the the Attic style Bedroom which is on the top floor.

Lounge – 16'2" (4.93) plus window recess x 11'6" (3.50)

Ceiling light fitting

Double glazed window to the front

Double radiator

Stone styled fireplace surround with tiled hearth and an electric fire

Recessed alcove with cupboard space

Fitted carpet

A door leads through to the Kitchen

Kitchen – 15'3" (4.64) x 11' (3.35) max

Strip light ceiling fitting

Double glazed Velux window to the side and a double glazed window to the side

Double radiator

Fitted base units with roll top worksurfaces

Space to accommodate an electric cooker, washing machine, slimline dishwasher and under counter fridge and freezer

Single sink with drainer unit and mixer tap

A breakfast bar seating area
Fitted carpet

A door leads to a small rear hallway area

Rear Hallway

Ceiling light fitting
Built-in storage cupboard space with sliding doors
Vaillant gas boiler to one corner
Fitted carpet

A door leads through to the bathroom

Bathroom - 7'5" (2.25) max x 6' (1.83)

Wall mounted light fitting
Double glazed Velux window to the side
Single radiator
Bath with separate shower cubicle with wet wall finish within and an electric shower
Pedestal wash basin and W.C
Fitted carpet

Bedroom – 11'3" (3.42) x 8'7" (2.61)

Located off the main hallway area
A double bedroom comprising a ceiling light fitting
Single radiator
Fitted carpet

A double glazed door at the rear leads out to a rear entrance staircase, this leads down to a shared garden area

Attic Styled Bedroom – 16'1" (4.90) max and plus wardrobe space x 11'5" (3.47) max into coombe

Slightly restricted head height
Ceiling light fitting
2 double glazed Velux window to the rear
An electric wall mounted panel heater and a storage heater
A large walk-in wardrobe fitted with hanging space measuring – 6'6" (1.97) x 11'5" (3.47) max into coombe
Fitted carpet

Paved Rear Garden Area

The property benefits from a paved and gravelled garden area at the rear. This is accessed via the Bedroom rear entrance door and external metal staircase.

Note 1

All fitted blinds, floor coverings and light fittings are to remain.

Energy Performance Rate

Council Tax Band

Currently Band A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		





Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.