

17 South Covesea Terrace  
Lossiemouth  
Morayshire  
IV31 6NA



**Offers Over £140,000**

Benefiting from an open outlook to the front is this 2 Bedroom Mid-Terrace House located in the popular coastal town of Lossiemouth.

### **Features**

2 Bedroom Mid-Terrace House

Open outlook to the front

Enclosed Rear Garden

Solar Panels

Double Glazing

Gas Central Heating with modern Worcester Boiler

**Benefiting from an open outlook to the front is this 2 Bedroom Mid-Terrace House located in the popular coastal town of Lossiemouth.**

**Accommodation comprises a Hallway, Lounge / Diner, Kitchen, 2 Double Bedrooms and a Bathroom. Further benefits include a good sized enclosed Rear Garden with a timber built insulated Shed / Workshop.**

Entrance to the property is via a uPVC front door with double glazed frosted window leading to:

#### **Hallway**

Pendant light fitting

Single radiator

A carpeted staircase leads to the 1st floor landing with a built-in under stairs storage cupboard

Laminate flooring

#### **Lounge / Diner – 21'6" (6.55) x 10'6" (3.20) reducing to 8'2" (2.49)**

Benefitting from a view across the school playing fields and beyond to the front

Double glazed window to the front and rear aspects

2 pendant light fittings

2 double radiators

Built-in storage space

Fitted carpet

#### **Kitchen – 10'2" (3.10) max x 10'6" (3.20)**

Ceiling light fitting

Double glazed window to the rear

Single radiator

Wall mounted cupboards and fitted base units

Single sink with drainer unit

Space to accommodate a washing machine, fridge/freezer and free-standing electric cooker

A modern Worcester gas boiler is located to one corner

Vinyl flooring

A rear entrance door with double glazed frosted window leads out to the garden

#### **1st Floor Accommodation**

##### **Landing**

Pendant light fitting

Loft access hatch

Single radiator

Built-in storage cupboard

Fitted carpet

##### **Bedroom One – 15'7" (4.74) plus cupboard space x 9'9" (2.96) plus cupboard space**

A spacious room and benefiting from open views to the front

Ceiling light fitting

2 double glazed windows to the front

Double radiator

2 built-in cupboards

Fitted carpet

**Bedroom Two – 12'7" (3.83) into door recess reducing to 10'7" (3.22) x 9'9" (2.96) plus cupboard space**

Pendant light fitting

Double glazed window to the rear

Double radiator

Built-in cupboard

Fitted carpet

**Bathroom – 8'1" (2.46) x 5' (1.52)**

Ceiling light fitting

Double glazed frosted window to the rear

Single radiator

Bath with electric Mira shower, shower curtain and rail

Pedestal wash basin and W.C

Vinyl flooring

**Rear Garden**

A good-sized rear garden which is mostly laid to lawn with a rear access gate is to the rear

There is a timber-built storage shed / work shop (11'3" (3.42) x 9'5" (2.86) to the rear which is insulated, fitted with a double glazed window to the side and double glazed double doors to the front

**Note 1**

All light fittings, fitted blinds, floor coverings, fridge/freezer and cooker are to remain.

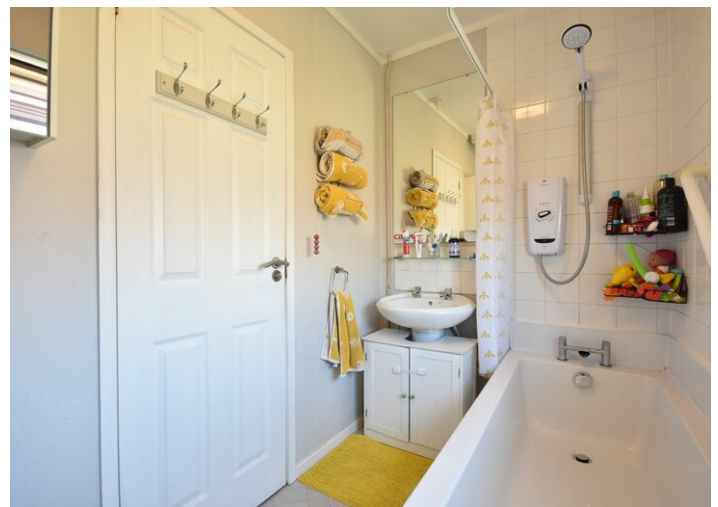
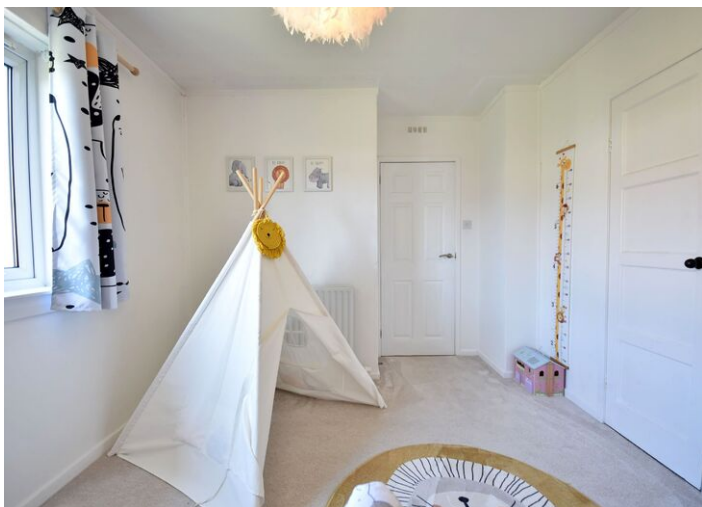
# Energy Performance Rate

# Council Tax Band

Currently A

| Energy Efficiency Rating                           |  | Current | Potential |
|--|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |         |           |
| (92 plus) <b>A</b>                                 |  | 92      | 96        |
| (81-91) <b>B</b>                                   |  |         |           |
| (69-80) <b>C</b>                                   |  |         |           |
| (55-68) <b>D</b>                                   |  |         |           |
| (39-54) <b>E</b>                                   |  |         |           |
| (21-38) <b>F</b>                                   |  |         |           |
| (1-20) <b>G</b>                                    |  |         |           |
| <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.