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2 Paradise Row,Lossiemouth,IV31 6QU









Offers Over £145,000

Located within the popular coastal town of Lossiemouth is this 2 Bedroom End-Terrace Bungalow which benefits from views towards Lossie Lighthouse and West Beach.

Features

Views towards Lossiemouth West Beach and Lighthouse
Walking distance to Moray Golf Course and Beach
Double Glazing
Gas Central Heating
Rear Garden with 2 storage sheds

Located within the popular coastal town of Lossiemouth is this 2 Bedroom End-Terrace Bungalow which benefits from views towards Lossie Lighthouse and West Beach.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge which benefits from views towards Lossie Lighthouse, Kitchen / Breakfast room, 2 Double Bedrooms and a Shower Room.

Views towards Lossiemouth West Beach and Lighthouse Walking distance to Moray Golf Course and Beach Double Glazing Gas Central Heating Rear Garden with 2 storage sheds

Entrance to the Property is via a part panelled uPVC door with double glazed windows leading to:

Entrance Vestibule

Ceiling light fitting Double glazed window to the front Laminate flooring

Hallway

Pendant light fitting Double radiator 2 built-in storage cupboards

A larger walk-in storage cupboard (4'6" x 4'9") fitted with lighting and power points within

Lounge – 15'7" (4.74) x 11'7" (3.52) reducing to 9'6" (2.89)

Benefiting from views towards Lossiemouth Lighthouse and West Beach Coved ceiling with pendant light fitting
Double glazed window to the front
Double radiator
Fireplace surround with tiled hearth
Fitted carpet

Kitchen / Breakfast Room – 12' (3.66) x 11'2" (3.40)

Strip light ceiling fitting

Double glazed window to the rear looking onto the garden

Loft access hatch which leads to a partially floored loft with lighting

Double radiator

Wall mounted cupboards and fitted base units

Integrated electric hob with overhead extractor hood and electric oven

Feature larder styled cupboard with metal shelving within

Space to accommodate a fridge/freezer

Space to accommodate a tumble dryer and washing machine (to remain as part of the sale)

1 ½ style sink with drainer unit

Built-in storage cupboard which houses the Worcester gas boiler

Vinyl flooring

A rear entrance door with a single glazed window leads out to the garden

Bedroom One – 11'6" (3.50 max into door recess reducing to 9'6" (2.89) plus wardrobe space x 10'4" (3.15)

Pendant light fitting

Double glazed window to the front offering views towards the Moray Golf Club course

Double radiator

Built-in double wardrobe

Fitted carpet

Bedroom Two – 12' (3.66) plus wardrobe space x 9'11" (3.02)

Pendant light fitting

Double glazed window to the rear

Double radiator

Built-in storage cupboard

Fitted carpet

Shower Room

Shower Room – 8'6" (2.59) x 5'2" (1.57)

Ceiling light fitting

Double glazed frosted window to the rear

Double radiator

Press flush W.C and pedestal wash basin

Shower cubicle enclosure with wet wall finish within and electric shower

Vinyl flooring

Garden

Paved pathway which leads to one side of the property

There is a right of access for the neighbouring property for wheelie bins

2 timber built sheds

The garden is partly laid to lawn with paved areas

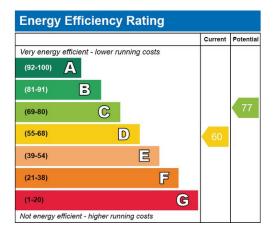
Garden tap

There is a storage cupboard which forms part of the property

Note 1

All fitted blinds, floor coverings and light fittings are to remain. The washing machine and tumble dryer are also to remain.

Energy Peformance Rate



Council Tax Band

Currently Band C

























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.