

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 Performance Rate

# Council Tax Band

Currently Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>	60		
(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.