

16 Union Street
Lossiemouth
Morayshire
IV31 6BA



Fixed Price £175,000

Located within the popular coastal town of Lossiemouth is this 4 Bedroom Semi-Detached House. The property benefits from a Corner Plot Position and features 2 Bathrooms and a Garage.

Features

4 Bedroom Semi-Detached House

Corner Plot Position

Garage

Own Rear Garden

Mostly Double Glazed

Gas Central Heating with a modern Worcester Gas Boiler

The home report valuation on this property is £195,000.00.

Details of the Home Report can be accessed at: -

<http://www.packdetails.com/notify.htm?sr=hp775889>

Located within the popular coastal town of Lossiemouth is this 4 Bedroom Semi-Detached House. The property benefits from a Corner Plot Position and features 2 Bathrooms and a Garage.

Accommodation comprises a Hallway, Lounge, Kitchen / Diner, Utility Room, a Ground Floor Bedroom and a Shower Room. The 1st Floor comprises 3 further Double Bedrooms, a Bathroom and a good-sized walk-in storage cupboard.

Hallway

Pendant light fitting

Single radiator

A carpeted staircase leads to the 1st floor landing with built-in understairs cupboard

There is a further built-in storage cupboard fitted with shelf space and lighting within

Fitted carpet

Lounge – 16'3" (4.96) plus window recess x 11'11" (3.62)

A twin aspect room comprising a double glazed window to the front and side

Double radiator

A fire with tiled hearth

Fitted carpet

Kitchen / Diner – 32'4" (9.85) max overall length including the dining area x 7'3" (2.20) plus door recess

The kitchen area comprises a ceiling light fitting

Double glazed window to the rear

Wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit and mixer tap

Space to accommodate a cooker, dishwasher and an American style fridge/freezer

A rear entrance door leads into a porch

The room continues with a dining area with a ceiling light fitting

2 double glazed windows to the rear

2 wall mounted light fittings

Utility Room – 7'1" (2.15) x 7' (2.13)

Ceiling light fitting

Double glazed window to the rear

Single radiator

Wall mounted cupboards and base work top with space beneath for a washing machine and tumble dryer

Wall mounted Worcester gas boiler

Vinyl flooring

Ground Floor Bedroom One – 14'2" (4.32) plus wardrobe space x 10'5" (3.17)

Pendant light fitting

Double glazed window to the front

Double radiator

Fitted wardrobe space at one end of the room

Fitted carpet

Ground Floor Shower Room – 8'6" (2.59) max x 9'3" (2.81)

Pendant light fitting

Single radiator

Wash basin and W.C

A 'wet room' design shower area with curtain rail, electric shower and wet wall finish to the shower area

1st Floor Accommodation

Landing

Ceiling light fitting and loft access hatch

Double glazed window to the rear

Single radiator

A walk-in storage cupboard with a single glazed skylight window within, lighting and a further storage cupboard at the end

Fitted carpet

Bedroom Two – 15'11" (4.85) max x 11' (3.35)

Pendant light fitting

Double glazed window to the front

Single radiator

Fitted carpet

Bedroom Three – 14' (4.27) x 12'1" (3.68)

A twin aspect room comprising a double glazed window to the front and side

Ceiling light fitting

Double radiator

Fitted carpet

Bedroom Four – 14'6" (4.42) max x 10'11" (3.32)

Ceiling light fitting

Double glazed window to the rear

Double radiator

Laminate flooring

Bathroom – 10'2" (3.10) x 5'9" (1.75)

Recessed ceiling lighting

Double glazed Velux window to the rear

Single radiator

Corner bath, Pedestal wash basin and W.C

Vinyl flooring

Garden

An enclosed garden which is low maintenance and is laid to loc-bloc

A side entrance gate leads out to the street

Garage

A single garage fitted with an up and over door to the front and a side entry door

The garage also features a mechanics inspection pit

Note 1

All light fittings, floor coverings & blinds are to remain.

Note 2

The home report valuation on this property is £195,000.00. Details of the Home Report can be accessed at: - <http://www.packdetails.com/notify.htm?sr=hp775889>

Note 3

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

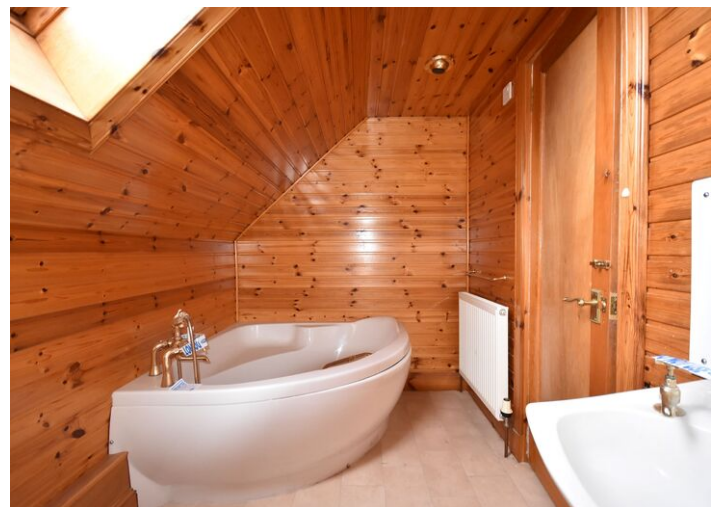
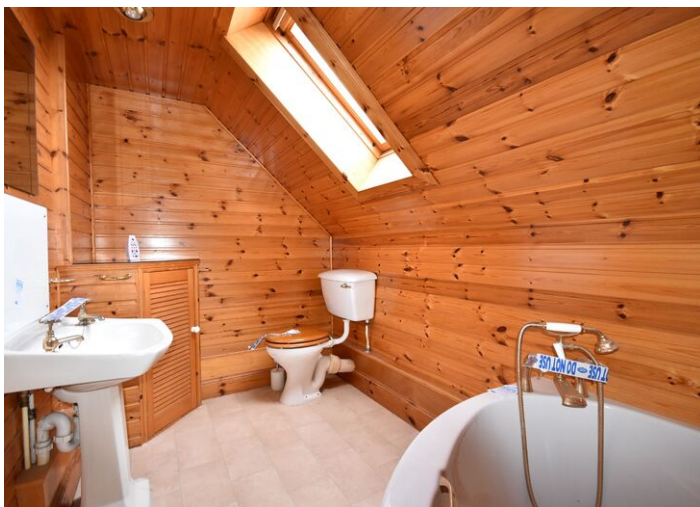
Energy Performance Rate

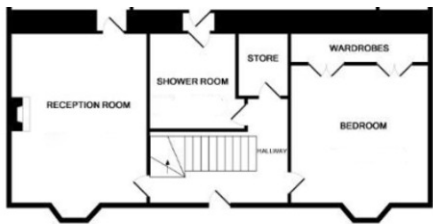
Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		







GROUND FLOOR



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.