

17C Clifton Road,  
Lossiemouth,  
IV31 6DJ



**Offers Over £125,000**

Located within just a stone's throw away from Lossiemouth's stunning East Beach is this 2 Bedroom Ground Floor Flat which benefits from its Own Garden and Private Entrance Door.

### **Features**

2 Bedroom Ground Floor Flat

Ideal Holiday Let or 1st Time Buy

Short walk from Lossiemouth East Beach

Double Glazing

Electric Heating with Rointe heaters

Own Garden



**Located within just a stone's throw away from Lossiemouth's stunning East Beach is this 2 Bedroom Ground Floor Flat which benefits from its Own Garden and Private Entrance Door.**

**Accommodation comprises a Hallway, Lounge with wood burning stove, Kitchen / Breakfast Room, Utility Area, 2 Double Bedrooms and a Shower Room.**

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

**Hallway – 17'5" (5.31) x 3'3" (0.99) plus door recess**

Recessed ceiling lighting  
Electric Rointe heater  
Meter box cupboard housing the electric consumer unit  
Wood styled flooring  
Solid wood internals doors feature to the rooms

**Lounge – 13'6" (4.11) x 13'7" (4.13)**

Featuring a wood burning stove  
The room comprises recessed ceiling lighting and wall mounted lights  
A double glazed window to the front  
Electric Rointe heater  
Wood styled flooring

**Kitchen / Breakfast Room – 12'10" (3.91) x 7'11" (2.40)**

Recessed ceiling lighting  
Double glazed window to the front  
Electric Rointe heater  
Fitted base units with roll top work surfaces  
Single sink with drainer unit and mixer tap  
Integrated electric hob, electric oven and overhead extractor unit  
Space to accommodate a dining/breakfast table  
Space to accommodate a washing machine  
Tiled flooring

An open doorway leads to the Utility Area

**Utility Area – 4'6" (1.37) x 5'3" (1.59)**

Recessed ceiling light  
Fitted roll top worksurface with space beneath to accommodate an under-counter fridge and freezer  
Tiled flooring

**Shower Room – 7'2" (2.18) x 5'3" (1.59)**

Recessed ceiling lighting  
Double glazed frosted window to the rear  
Extractor fan  
Electric Rointe heater  
Shower cubicle with tiled walls within and Mira electric shower  
Pedestal wash basin and W.C  
Wood styled flooring

**Bedroom One – 9'10" (2.99) x 7'6" (2.28) plus a recess**

Recessed ceiling lighting

Double glazed window to the rear

Electric Rointe heater

Recessed alcove offering shelf and hanging space

Wood styled flooring

**Bedroom Two – 9'10" (2.99) x 7'10" (2.38)**

Recessed ceiling lighting

Double glazed window to the rear

Electric Rointe heater

Wood styled flooring

**Garden**

Benefiting from its Own Garden which is partly laid to lawn with the remainder block paved with a paved seating area

A shed is to one corner providing storage space

**Location and Directions**

The property is located up a small close and can be accessed from either Clifton Road or at the rear via Quarry Road. Access at the front is via a gated entrance in between Miele's Ice Cream Parlour and The Ice Cream Shack, walk up this pathway and the property will be located on the left.

Alternatively, you can park at the rear in Quarry Road and walk down to the property via the pathway and the property will be positioned on the right.

**Note 1**

All light fittings, curtains & fitted blinds & floor coverings are to remain. The flat is currently furnished and these items can be available by separate negotiation.

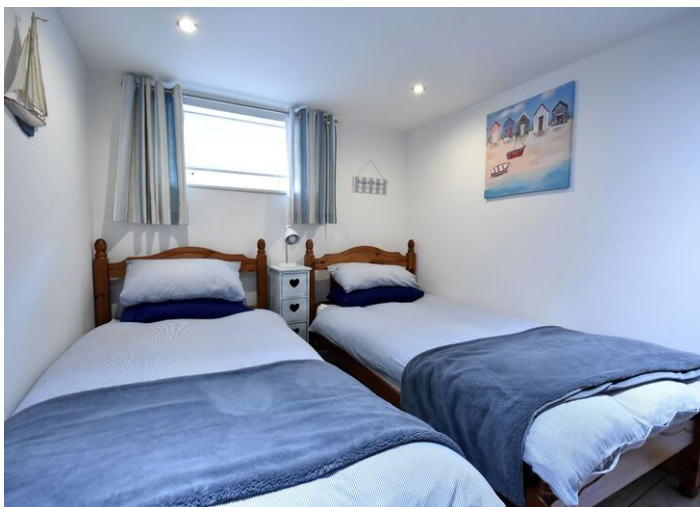
# Energy Performance Rate

# Council Tax Band

Currently A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	46		
(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.