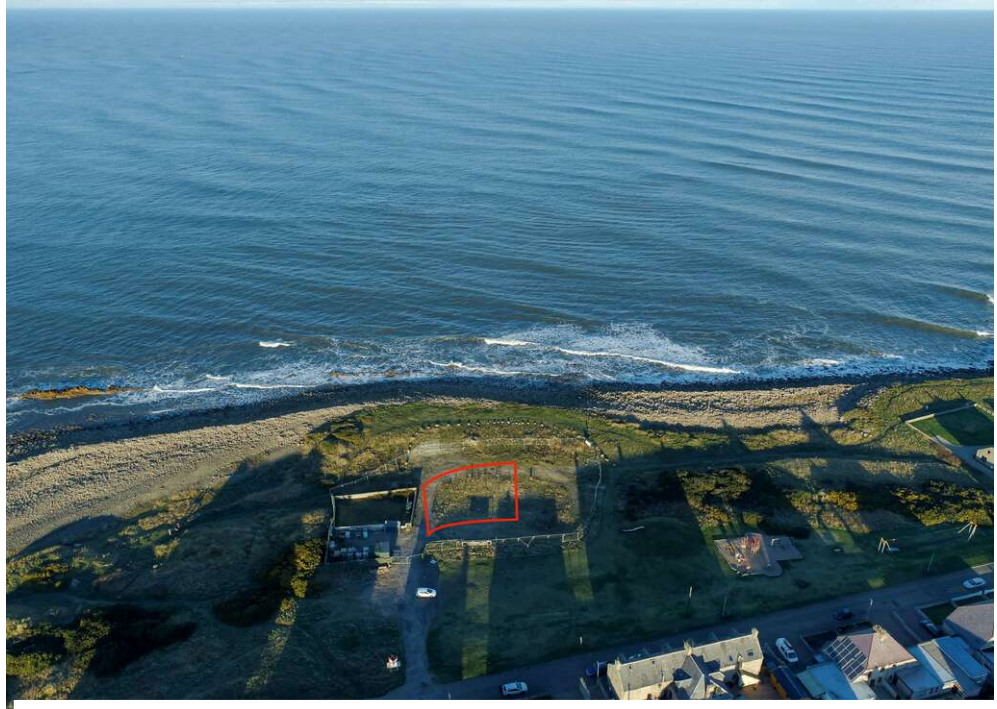


Building Plot
Commerce Street
Lossiemouth
Morayshire
IV31 6QQ



Fixed Price £165,000

Benefiting from a superb coastal location with direct uninterrupted views out to the Moray Firth is this Building Plot with Planning Permission Passed for a 3 Bedroom DETACHED House. Just a stone's throw away from the seafront, the site has far reaching views towards the North and Lossiemouth's West Beach and Light House.

Features

Building Plot

Planning Permission Passed for a DETACHED House

Stunning seafront location

Coastal Views



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The town offers a variety of local amenities which include, restaurants, local shops, convenience stores, hairdressers and schools. There is also an 18-hole championship golf course with club house which is just a short walk away.

The Site Location

With a superb location on the seafront, the site offers stunning open views across the Moray Firth and beyond. Just a few minutes walk away is the Moray Golf Course and Club House, which offers an 18-hole championship course, and with 2 beautiful sandy beaches which are to the West and East of the town there is plenty on offer for the outdoor enthusiast.

Further local amenities include primary and secondary schools, restaurants, hotels, café's, pubs, local convenience stores, hairdressers, doctors' surgery and harbour.

A wider range of services is available just 6 miles drive away in the town of Elgin, which has both rail and road links to the cities of Inverness and Aberdeen.

Planning Permission Passed

The site has full planning permission passed to construct a spacious Detached Family Home over 2 storeys with Garage and has been designed by Excel Scotland. This potentially can be modified to clients' own requirements and specifications (subject to any additional planning consents required)

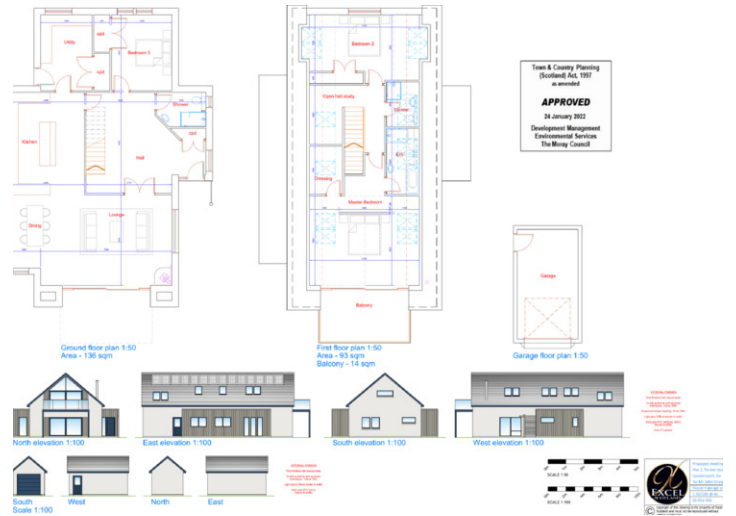
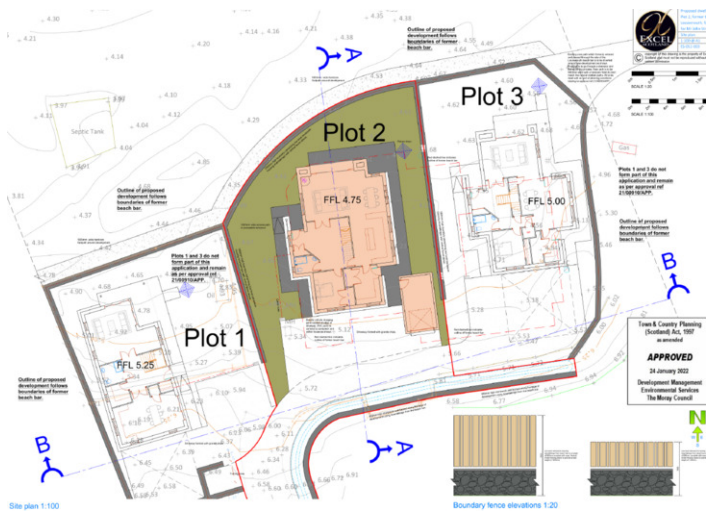
The planning that has been passed would comprise a Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility Room and a 3rd Bedroom on the ground floor. The 1st floor would feature 2 Bedrooms, with the master bedroom offering an En-Suite and having the unique feature of a balcony which would offer extensive sea views. There would also be a family sized Shower Room on this floor.

Note 1

Services are believed to be nearby.

Note 2

Planning application number with the Moray Council: 21/00910/APP



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.