



CCL



CCL are delighted to offer for sale this ideally situated Ground Floor flat directly on the beach front, with fabulous views of the new bridge and the beach, in the heart of the popular coastal town of Lossiemouth. The property offers spacious bright accommodation, comprising, Living Room, Kitchen, Shower Room, Bedroom and Study, all on one floor with all front facing windows. Ideal purchase for the first time buyer or as a buy to let opportunity. The property is located in an excellent area close to many local amenities. Lossiemouth is a beautiful coastal town on the Moray Firth. It offers great services and facilities which include primary and secondary schools, banking facility, local shops and supermarkets. As well as many restaurants, hotels, cafes and pubs, which cater for the thriving holiday market.

- Ground Floor Flat
- Fabulous Sea View
- Living Room
- Kitchen
- Double Bedroom
- Study



T: 01343 610520



CCL

www.cclproperty.com

16 Clifton Road, Lossiemouth, IV31 6DJ

Offer Over £90,000

Superb bright and airy ground floor flat, set in a lovely beach location, with fantastic sea and river views, all the main rooms are front facing, this is an ideal purchase in the heart of Lossiemouth for the first time buyer or as a buy to let opportunity. Viewing is highly recommended to appreciate the accommodation on offer.

Entrance Vestibule & Hallway:

External door leads into the vestibule with low level meter cupboard and further door into the hallway, which has storage cupboard and gives access to all accommodation.

Kitchen:

Fitted with a range of wall and base units in light wood with contrasting dark work tops and matching splash back, incorporating a stainless steel sink and drainer. Space to accommodate kitchen white goods.

Shower Room:

Fitted with a white WC and wash hand basin. Shower cabinet with screen door, electric shower installed and fitted with aqua panels.

Lounge:

A good sized comfortable room, with window to the front, providing natural light to the room.

Study:

This could be utilized for a number of uses, as a study, nursery or a smaller single room.

Double Bedroom:

An excellent sized double bedroom, again with window to the front. Ample space for free standing furniture.



CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and things tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.