

Flat 4, 54 Clifton Road

Lossiemouth,

IV31 6DP



Offers Over £95,000

Located in the popular coastal town of Lossiemouth is this 2 Bedroom First Floor Flat which has been modernised by the current owner in November 2021 to include a modern Kitchen, Shower Room, Internal Doors and Worcester gas boiler. The property is within walking distance to Lossiemouth's sandy East Beach.

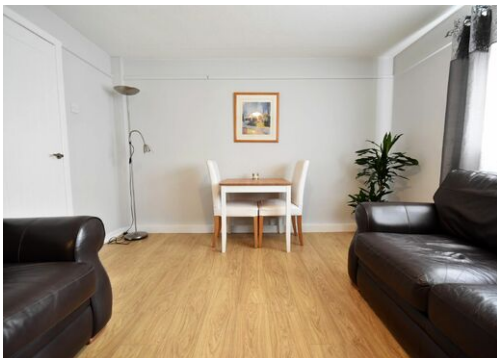
Features

Communal Entrance Door

Double Glazing

Gas Central Heating with a modern Worcester Boiler

Modern Kitchen, Shower Room and Internal Doors



Located in the popular coastal town of Lossiemouth is this 2 Bedroom First Floor Flat which has been modernised by the current owner in November 2021 to include a modern Kitchen, Shower Room, Internal Doors and Worcester gas boiler. The property is within walking distance to Lossiemouth's sandy East Beach.

Accommodation comprises a Hallway, Lounge, Kitchen, 2 Double Bedrooms & a Shower Room

Communal Entrance Door

Double Glazing

Gas Central Heating with Modern Worcester Boiler fitted

Modern Kitchen, Shower Room and Internal Doors

A communal Entrance Door in to a Communal Hallway & Staircase leads to the Flat itself with a Private Entrance Door leading in to the Hallway

Hallway

2 ceiling light fittings

Double radiator

Recessed alcove with cupboard storage space

Built-in shelved storage cupboard

Laminate flooring

Lounge: 13'8" maximum 11'10" (4.16 x 3.6)

Ceiling light fitting

Double glazed windows to the front aspect

Double radiator

2 recessed shelved alcoves

Laminate flooring

Kitchen: 8'10" x 8'6" plus recess (2.69 x 2.59)

Ceiling light fitting

Double glazed window to the rear aspect

Modern Kitchen with fitted cupboards & base units with roll top work surfaces & a 1 ½ style sink with drainer unit & mixer tap

Integrated electric hob, oven & extractor hood

Recessed space to accommodate a fridge freezer

Space to accommodate a washing machine

(free standing white goods are available by separate negotiation)

Vinyl flooring

A rear entrance door with a single glazed window leads out to a Private Balcony Area with a Storage Cupboard

Bedroom 1: 11'8" x 11'10" plus wardrobe space (3.55 x 3.6)

Coved ceiling with a pendant light fitting

Double glazed window to the front aspect

Double radiator

Built-in single wardrobe

Laminate flooring

Bedroom 2: 10'6" x 8'11" maximum plus wardrobe space (3.2 x 2.72)

Pendant light fitting

Double glazed window to the rear aspect

Single radiator

Built-in single wardrobe

Laminate flooring

Modern Shower Room: 8'11" maximum x 4'6" (2.72 x 1.36)

Plastic lined ceiling with recessed lighting

Double glazed frosted window to the rear aspect

Tall heated grey towel rail

Walk-in design shower cubicle with a twin head shower & grey tile affect wet wall finish within

Fitted vanity unit with a recessed wash basin & mixer tap & a press flush WC

Vinyl flooring

Note 1

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

Note 2

Other furniture items can be available by separate negotiation

Note 3

There is a monthly maintenance factoring fee which includes building insurance of £75 per month.

Energy Performance Rate

Council Tax Band

Currently A

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <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.