

1 Sunbank Place
Lossiemouth
Moray
IV31 6LS



Offers Over £175,000

Located in the popular coastal town of Lossiemouth is this 3 Bedroom Semi-Detached House which has been modernised by the current owner. The property benefits from its Own Driveway providing off-street parking and is being sold as partly furnished.

Features

3 Bedroom Semi-Detached House

Modern Kitchen and Bathroom

Grey Coloured uPVC Double Glazing and External Doors

Gas Central Heating

Own Driveway

Located in the popular coastal town of Lossiemouth is this 3 Bedroom Semi-Detached House which has been modernised by the current owner. The property benefits from its Own Driveway providing off-street parking and is being sold as partly furnished.

Accommodation comprises a Hallway, Lounge, Dining area, modern fitted Kitchen, Rear Entrance Vestibule, 3 Double Bedrooms and a Shower Room.

Hallway – 11'4" (3.45) max x 7'1" (2.15)

Ceiling light fitting

Single radiator

A carpeted staircase leads to the 1st floor landing

Grey coloured wood effect vinyl flooring

Lounge – 16'3" (4.96) x 11'2" (3.40)

Coved ceiling with pendant light fitting

Double glazed window to the front

Double radiator

Recessed remote controlled electric fire

Recessed space to accommodate a flat screen T.V

Fitted carpet

An open archway leads through to the Dining Area

Dining Area – 10' (3.05) x 8'1" (2.46)

Coved ceiling with pendant light fitting

Double glazed window to the rear

Double radiator

Fitted carpet

Kitchen – 11'8" (3.55) x 9'11" (3.02)

A modern fitted kitchen comprising a strip light ceiling fitting

Double glazed window to the rear

Double radiator

A range of grey high gloss finish cupboards and fitted base units with quartz effect work surfaces

Single sink with drainer unit and mixer tap

Integrated induction hob and electric oven

Breakfast bar seating area

Space to accommodate a washing machine, fridge/freezer and tumble dryer (these items are to remain)

Grey coloured wood effect vinyl flooring

Rear Entrance Vestibule

Pendant light fitting

Recessed open storage space

Grey coloured wood effect vinyl flooring

1st Floor Accommodation

Landing

Ceiling light fitting
Double glazed window to the side
Fitted carpet

Bedroom One – 11'7" (3.52) plus wardrobe space x 10' (3.05) plus door recess

Pendant light fitting
2 double glazed windows to the front
Single radiator
Fitted wardrobe with part mirrored sliding doors
Fitted carpet

Bedroom Two – 9'5" (2.86) x 10'2" (3.10) plus door recess and wardrobe space

Pendant light fitting
Double glazed window to the front
Single radiator
Built-in double wardrobe
Fitted carpet

Bedroom Three – 10'6" (3.20) x 9'3" (2.81) plus wardrobe and recess space

Pendant light fitting
Double glazed window to the rear
Single radiator
Built-in double wardrobe
Fitted carpet

Shower Room – 5'5" (1.64) x 6' (1.83)

A plastic lined ceiling with ceiling light fitting
Double glazed window to the rear
Heated chrome style towel rail
Shower cubicle enclosure with mains shower and wet wall finish within
Press flush W.C and vanity unit with recessed wash basin
Vinyl flooring

Garden

An enclosed rear garden which is mostly laid to lawn
A paved seating area and pathway leads down to a timber shed
Outside garden tap
A side entrance gate leads to the driveway

Driveway

Own driveway providing parking for 1-2 vehicles

Notes 1

The property is being sold partly furnished which includes lounge suite, dining table and chairs, kitchen white goods and bar stools, bedroom furniture, floor coverings and light fittings.

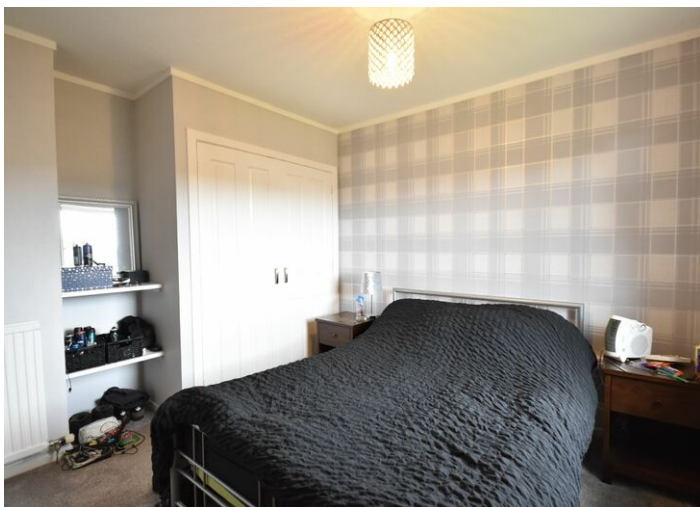
Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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.