

18 Forties Place
Lossiemouth
Morayshire
IV31 6SS



Offers Over £160,000

Located within the popular coastal town of Lossiemouth is this well presented 3 Bedroom Terraced House. The property features a modern fitted Kitchen / Diner and Ground Floor W.C Cloakroom, and uPVC wood effect Double Glazing.

Features

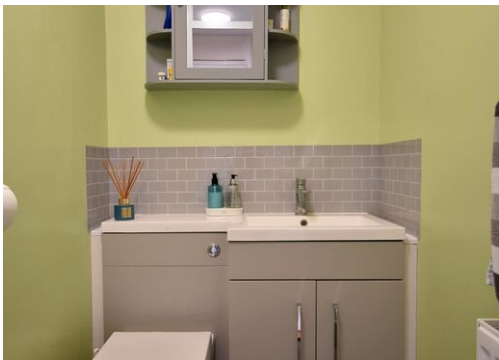
3 Bedroom Terraced House

Modern Kitchen / Diner and Ground Floor W.C

Off-Street Parking

uPVC wood effect Double Glazing

Gas Central Heating



Located within the popular coastal town of Lossiemouth is this well presented 3 Bedroom Terraced House. The property features a modern fitted Kitchen / Diner and Ground Floor W.C Cloakroom, and uPVC wood effect Double Glazing.

Accommodation comprises a Hallway, Lounge, a modern Kitchen / Diner, a modern fitted Ground Floor W.C Cloakroom, 3 Double Bedrooms and a Bathroom.

Access to the Property is via a canopied front entrance door leading to:

Hallway

Pendant light fitting

Single radiator

A carpeted staircase with recessed space beneath leads to the 1st floor landing

2 built-in storage cupboards, one of which houses the gas boiler

High gloss finish laminate flooring

Ground Floor W.C Cloakroom

A modern suite comprising ceiling light fitting

Single radiator

Fitted vanity unit with recessed wash basin and press flush W.C

Vinyl flooring

Lounge – 13'5" (4.08) x 12'10" (3.91)

Pendant light fitting

2 double glazed windows to the front

Double radiator

Fireplace surround

Recessed alcove with fitted shelf space and power point

Fitted carpet

Kitchen / Diner – 22'7" (6.88) x 8'8" (2.64)

A spacious and modern space comprising ceiling light fittings

2 double glazed windows to the rear

Double radiator

A modern range of high gloss finish white cupboard units and base units with red wet wall finish splashbacks

Single sink with drainer unit and mixer tap

Integrated Neff gas hob with Neff extractor hood

Space to accommodate a washing machine and tumble dryer

Further cupboard space with integrated Neff electric oven, fridge/freezer and display cabinet

High gloss finish laminate flooring

1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch

Single radiator

Built-in storage cupboard

Fitted carpet

Bedroom One – 12'9" (3.88) plus wardrobe space x 8'10" (2.69) plus door recess
Pendant light fitting
Double glazed window to the front
Double radiator
2 built-in double wardrobes with sliding mirrored doors
Fitted carpet

Bedroom Two – 15'7" (4.74) x 8'2" (2.49)
Pendant light fitting
Double glazed window to the rear
Double radiator
Fitted carpet

Bedroom Three – 10'2" (3.10) plus cupboard space x 9'8" (2.94) plus wardrobe space
Pendant light fitting
Double glazed window to the front
Double radiator
Built-in double wardrobe and a built-in storage cupboard
Laminate flooring

Bathroom – 6'8" (2.02) x 6'7" (1.99) max
Ceiling light fitting
Double glazed window to the rear
Heated towel rail
Bath with shower screen and electric shower
Pedestal wash basin and W.C
Tile effect laminate flooring

Front and Rear Gardens

Benefiting from a front garden which is mostly laid to gravel with a centre feature and tree
The rear garden is mostly gravelled with the rear part featuring a high hedge with a selection of plants and shrubs
A block-built shed is to one corner

Off-Street Parking

The property benefits from off-street parking for 1 vehicle
There is further parking available at the rear with a communal parking area

Note 1

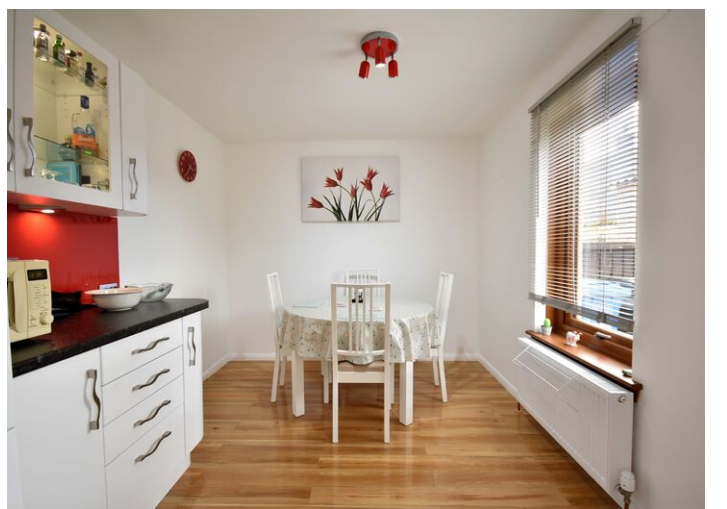
Floor coverings and blinds are to remain.

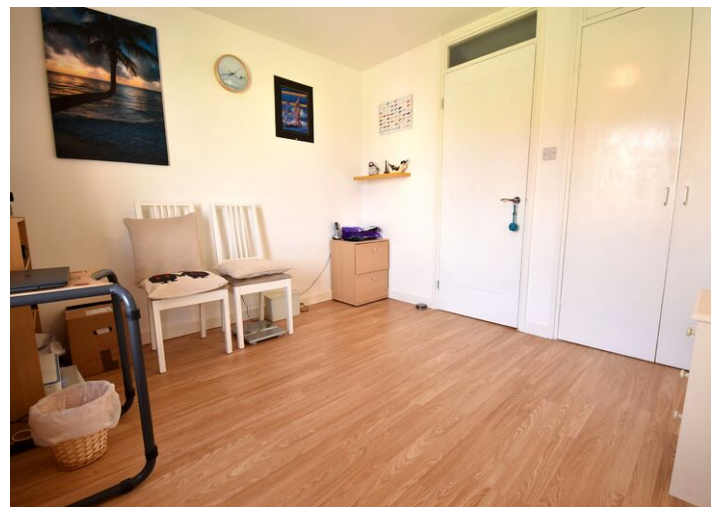
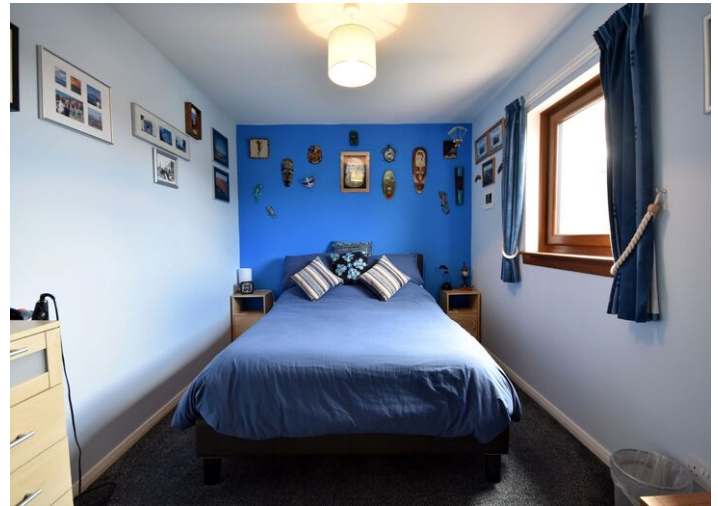
Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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.