

STEWART & WATSON

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**1 CLIFTON ROAD
LOSSIEMOUTH, IV31 6DJ**



Spacious First Floor Flat

- Popular area boasting lovely views towards the Moray Firth
- Full D.G & mains gas C.H
- Own entry door. Vestibule, Hallway
- Lounge, Kitchen, Bathroom & 2 Bedrooms.
- Ideal holiday home or investment opportunity.

Offers Over £79,000

Home Report Valuation £80,000

www.stewartwatson.co.uk

1 CLIFTON ROAD, LOSSIEMOUTH, IV31 6DJ

TYPE OF PROPERTY

We offer for sale this spacious flat, which forms part of the first floor of a traditional style property. This home is situated within a popular area close to the Old Harbour, East Beach and shops in the coastal town of Lossiemouth. Lovely views can be appreciated from the front facing windows in the lounge and bedroom 1. The property has its own entry door and benefits from double-glazing and mains gas central heating. A white suite has been fitted to the bathroom and modern units to the kitchen but this home would be enhanced by some additional modernisation and redecoration works. Any fitted floorcoverings and window blinds will remain.

ACCOMMODATION

The property is accessed via an external staircase at the rear of the building.

Entrance

Enter through wooden exterior door into the entrance vestibule. Side facing window. Doors to the bathroom and hallway.

Bathroom

2.29 m x 1.69 m

Side and rear facing windows. Fitted with a white suite comprising of toilet, wash-hand basin and shaped bath with shower fitment above. Splashback wall tiling.



Hallway

Enter into the hallway, which has doors to the entrance vestibule, lounge, kitchen and both bedrooms. Ceiling hatch allowing access to the loft space.



Lounge

3.78 m x 3.55 m

Front facing window boasting lovely views towards the Community gardens, Old Harbour and Moray Firth. Built-in cupboard with fitted shelving, gas meter and electric meter.



The view from the lounge

Kitchen**2.99 m x 2.48 m**

Rear facing window. Fitted with a selection of base and wall mounted units in a white, shaker style finish with contrasting slate effect countertops. Sink and drainer unit

with mixer tap. Splashback wall tiling. Extractor hood. Electric cooker. Built-in cupboard with fitted shelving. Wall mounted gas central heating boiler.

**Bedroom 1****3.60 m x 3.54 m**

Double bedroom with front facing window giving lovely views towards the Community gardens, Old Harbour and

Moray Firth. Two double built-in wardrobes with sliding doors, fitted shelf and hanging rail and a central vanity are with wall mirror.

**Bedroom 2****2.78 m x 2.48 m**

Rear facing window. Large built-in cupboard with sliding door and fitted shelving.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

Any fitted floorcoverings. Electric cooker.

Council Tax

The property is registered as band B

EPC Banding

EPC=D

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference

Buckie/CF



The view from bedroom 1

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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