



Coulardhill, Lossiemouth

Fixed Price £85,000 Freehold

Located in the popular coastal town of Lossiemouth is this 2 Bedroom Terraced House.

- 2 Bedroom Terraced House
- Double Glazing
- Front and Rear Gardens

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Accommodation comprises a Hallway, Lounge / Diner, Kitchen, 2 Double Bedrooms and a Shower Room.

Double Glazing

Front and Rear Gardens

EPC Rating – F

Entrance to the property is via a uPVC front door with double glazed frosted window leading to:

Hallway

Pendant light fitting

Carpeted staircase leads up to the 1st floor landing

Coat hook rail

Meter cupboard

Telephone point

Fitted carpet

Doors lead to the Lounge / Diner and Kitchen

Lounge / Diner – 21'5" (6.52) x 10'5" (3.17) narr to 8'3" (2.51)

Ceiling light fitting

Double glazed window to the front and rear

Fitted carpet

Kitchen – 10'1" (3.07) max x 10'5" (3.17) max

Ceiling light fitting

Double glazed window to the rear

Wall mounted cupboards and fitted base units

Single sink with drainer unit

Space to accommodate an electric cooker and fridge/freezer

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Built-in cupboard

Vinyl flooring

A rear uPVC entrance door leads out to the garden

1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch

Built-in cupboard

Fitted carpet

Bedroom One – 15'7" (4.74) plus cupboard space x 9'9" (2.96) plus cupboard space

Pendant light fitting

2 double glazed windows to the front

2 built-in storage cupboards

Fitted carpet

Bedroom Two – 12'6" (3.81) max into door recess x 9'9" (2.96) max

Pendant light fitting

Double glazed window to the rear

Built-in cupboard

Fitted carpet

Shower Room – 8'1" (2.46) x 4'11" (1.48)

Ceiling light fitting

Double glazed frosted window to the rear

Disabled design walk-in shower cubicle with shower curtain and rail

'Wet wall' finish to the shower area with electric shower

Pedestal wash basin and press flush W.C

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Part 'wet wall' finish to the walls

Vinyl flooring

Rear Garden

Mostly laid to lawn

Paved pathway which leads to a shared rear access pathway

Council Tax:

Currently Band A

Note 1

All floor coverings and light fittings are to remain.

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested or checked that they are connected, and does not imply that these are in full and efficient working order.

Note 3

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.

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Viewings via: Grampian Property Centre, 52 High Street, Elgin, IV30 1BU

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