

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

26 Marina Apartments, Shore Street, Lossiemouth IV31 6FH



This two bedroom apartment over two floors in the popular coastal town of Lossiemouth, has a balcony offering views over the Marina and would make an ideal first-time buy, investment purchase or holiday home.

**APARTMENT
TWO BEDROOMS
BALCONY
PARKING SPACE
PUMP SYSTEM DRAINAGE
GAS CENTRAL HEATING
TRIPLE GLAZING
COUNCIL TAX BAND C
EPC RATING B
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Valuation
£260,000**

E1009

This two bedroom apartment in the popular coastal town of Lissiemouth and within easy reach of local amenities, has accommodation over two floors and offers views over the Marina.

In walk-in condition, the accommodation comprises to the ground floor: Entrance hall, open plan modern kitchen/dining/living area with patio doors to the balcony, and a shower room. Stairs lead to the lower ground floor, which comprises a utility room, double bedroom with dressing room and en suite, a further double bedroom and a bathroom. The property benefits from gas central heating, triple glazing and fibre broadband.

There is a private parking space to the front of the property.

This would make an ideal first-time buy, investment purchase or holiday home and we highly recommend a viewing.







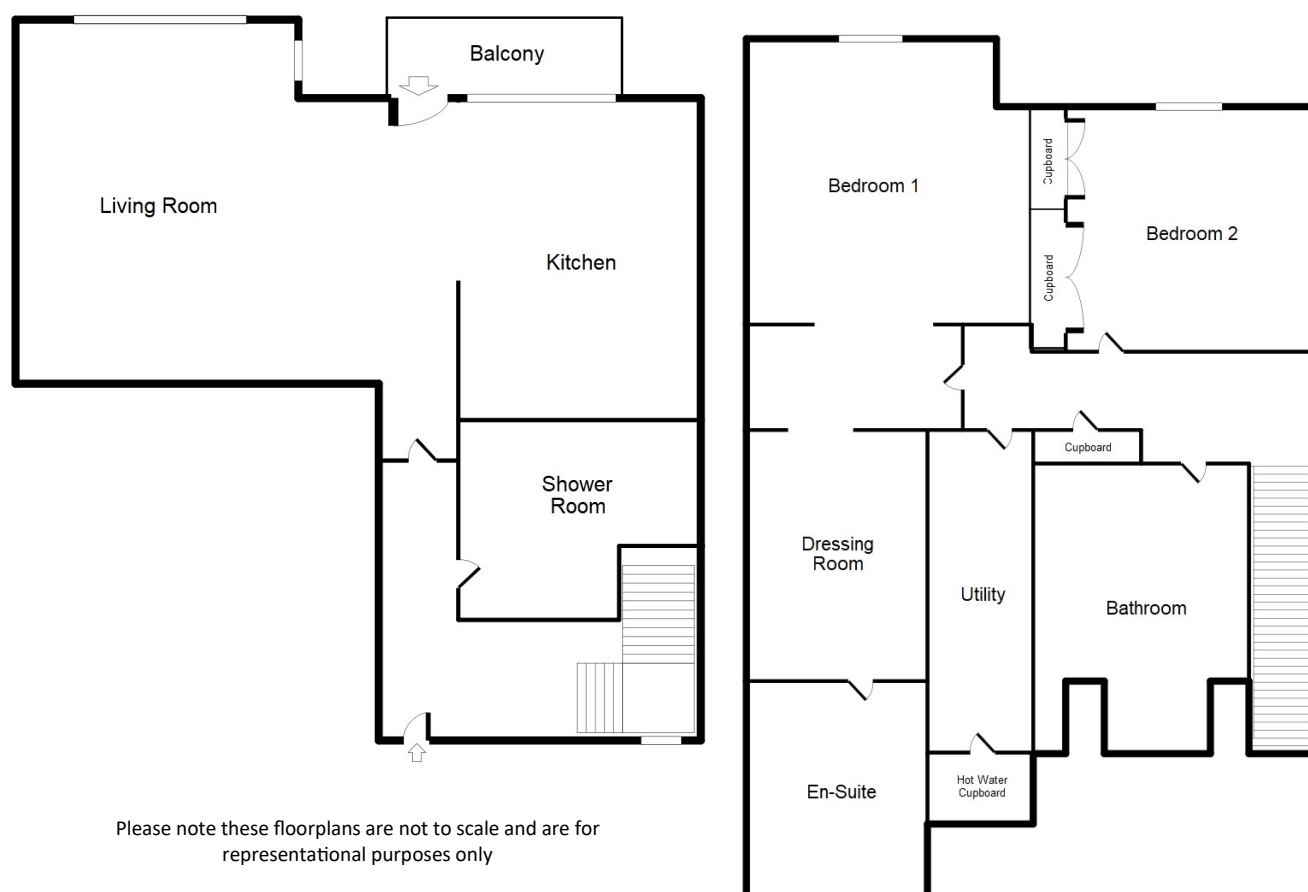






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

• Lounge/Dining	5.14m x 3.95m	16'10" x 13'0"
• Kitchen	2.31m x 3.11m	7'7" x 10'2"
• Shower Room	2.30m x 2.41m	7'6" x 7'11"
• Bedroom 1	3.42m x 4.01m	11'3" x 13'2"
• Dressing Area	2.11m x 2.52m	6'11" x 8'3"
• En Suite	2.07m x 2.38m	6'11" x 7'10"
• Bedroom 2	3.43m x 3.48m	11'3" x 11'5"
• Bathroom	2.36m x 2.55m	7'9" x 8'4"
• Utility	1.67m x 3.15m	5'6" x 10'4"



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.