

CLUNY ESTATE AGENTS

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Welbeck, 68 James Street, Lossiemouth IV31 6BX



This three bedroom semi-detached house with front and rear gardens is located in the popular coastal town of Lossiemouth, within easy reach of local amenities and just a few miles from Elgin.

**SEMI-DETACHED HOUSE
THREE DOUBLE BEDROOMS WITH
BUILT-IN WARDROBES
FLOORED LOFT
GARAGE AND DRIVEWAY
VIEWS ACROSS THE MORAY
FIRTH
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND D
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£200,000**

E852

This three bedroom semi-detached house with views across the Moray Firth is located in the popular coastal town of Lossiemouth, within easy reach of beaches and local amenities and just a few miles from Elgin.

The accommodation comprises: Entrance vestibule, good sized kitchen with access to the garden and archway through to a separate dining room, large living room, two large double bedrooms and a further small double bedroom, all with built-in cupboards, and a family bathroom. A floored loft houses the boiler.

To the front of the property is a low maintenance garden, driveway and garage, and there is a good sized garden to the rear.

With gas central heating and double glazing, the property is in need of cosmetic up-grading but offers lots of potential to make a lovely family home. We highly recommend a viewing.









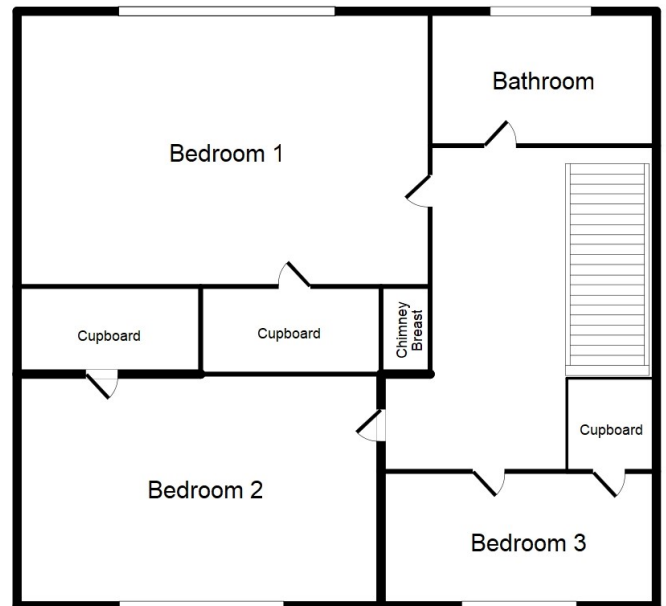
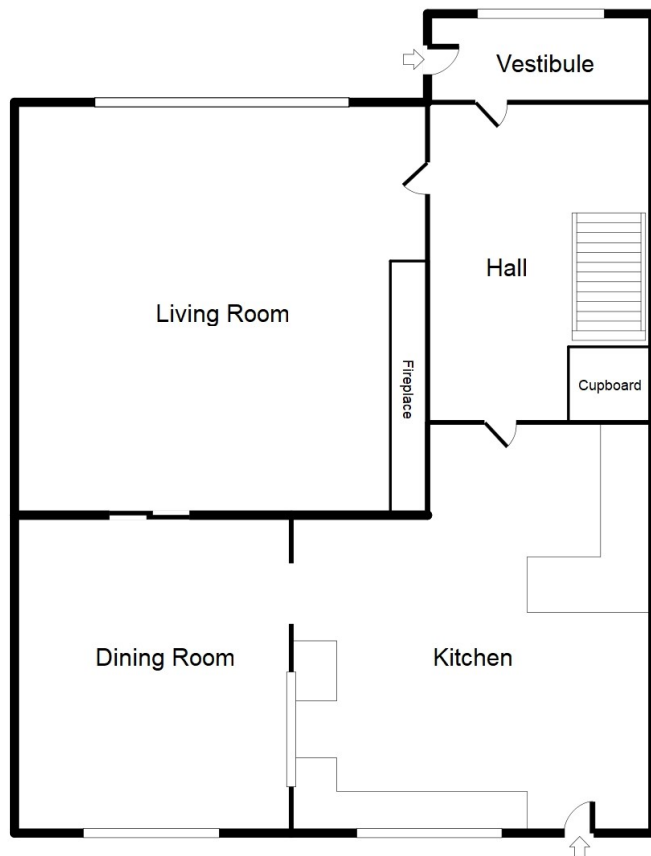




**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Vestibule 2.05m x 0.92m
- Lounge 5.15m x 4.25m
- Dining Room 3.55m x 3.15m
- Kitchen 4.46m x 3.62m
- Bedroom 1 4.28m x 4.17m
- Bedroom 2 3.76m x 3.60m
- Bathroom 2.51m x 1.82m
- Bedroom 3 3.03m x 2.56m

- 6'9" x 3'0"
- 16'11" x 13'11"
- 11'8" x 10'4"
- 14'8" x 11'11"
- 14'0" x 13'8"
- 12'4" x 11'10"
- 8'3" x 6'0"
- 9'11" x 8'5"



Please note these floorplans are not to scale and are for representational purposes only

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.