

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

Flat 5, 66 Clifton Road, Lossiemouth IV31 6DP



This two bedroom top floor flat situated in the popular coastal town of Lossiemouth, within easy reach of beaches and local amenities, would make an ideal first-time buy or investment purchase.

**SECOND FLOOR FLAT
TWO DOUBLE BEDROOMS
BALCONY
EXTERNAL STORE
GARAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING C
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£90,000**

E844

This two bedroom top floor flat within a purpose-built block is situated in the coastal town of Lossiemouth, within easy walking distance of beaches and local amenities, and just a few miles from Elgin.

In good order, the property comprises: Shared entrance with stairs to the flat, entrance hallway, spacious living room, two double bedrooms both with built-in cupboards and a bathroom.

Benefiting from gas central heating and double glazing, there is ample storage throughout and a rear facing balcony. The property has a private single garage, off-street parking and communal garden area.

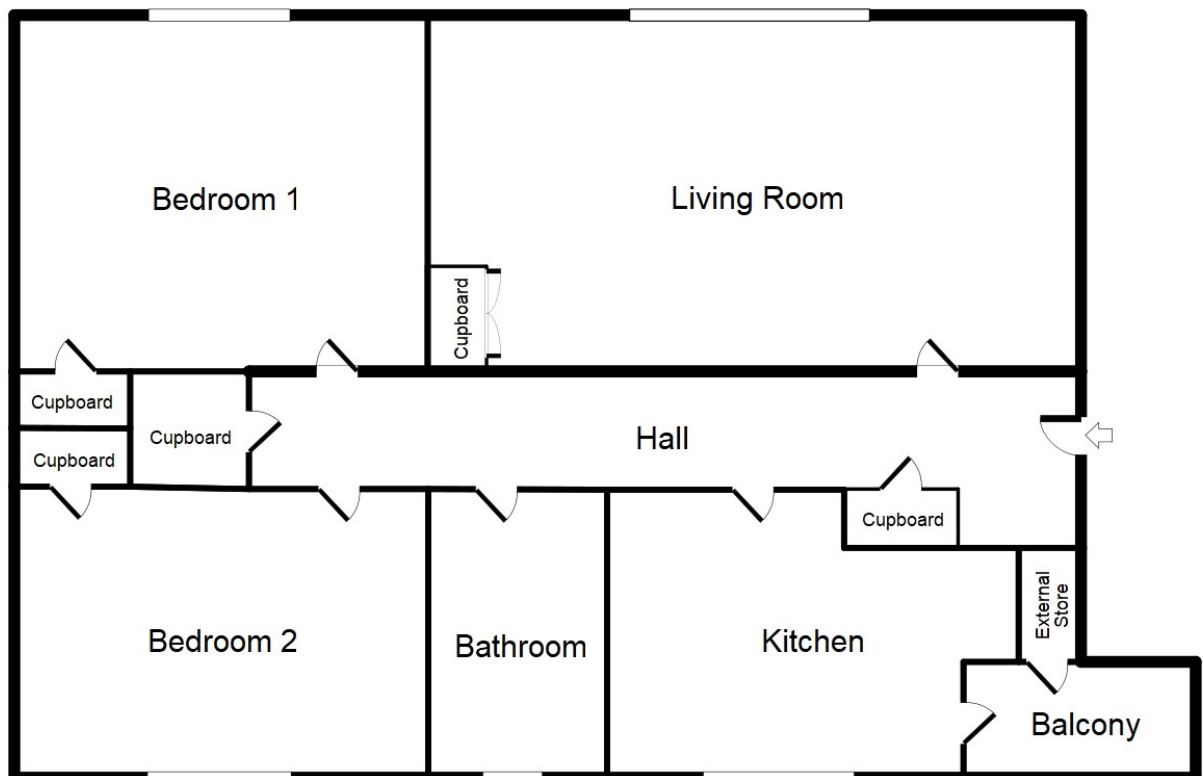
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Kitchen 3.15m x 2.68m 10'4" x 8'10"
- Lounge 4.72m x 3.64m 15'6" x 11'11"
- Bedroom 1 3.63m x 3.55m 11'11" x 11'8"
- Bathroom 2.66m x 1.43m 8'9" x 4'8"
- Bedroom 2 3.20m x 2.70m 10'6" x 8'10"



Please note this floorplan is not to scale and is 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.