

CLUNY ESTATE AGENTS

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REDUCED: £4000 BELOW VALUATION



This recently redecorated two bedroom ground floor flat has front and rear gardens and private off-street parking and would make an ideal investment purchase or first time buy

GROUND FLOOR FLAT
TWO BEDROOMS
GARDENS FRONT AND REAR
OFF-STREET PARKING
WALK-IN CONDITION
IDEAL INVESTMENT PURCHASE
ELECTRIC HEATING
DOUBLE GLAZING
EPC RATING E
COUNCIL TAX BAND A
VIEWING HIGHLY RECOMMENDED

Fixed Price
£89,000

E639

This two bedroom ground floor flat is situated in a quiet location off the main road, with south-facing aspect in the popular coastal town of Lossiemouth, within walking distance of the beach and all local amenities. In walk-in condition, the property has recently been redecorated and the carpets were replaced around six months ago. The cavity wall insulation was renewed one year ago.

The accommodation comprises: Entrance hallway, modern kitchen including fridge, freezer and washing machine, good sized living room, two double bedrooms and a family bathroom. Benefiting from double glazing, there is remote controlled Rointe electric panel heating in three rooms and the hallway. Offering off-street parking, the property has a private front garden and a rear garden with concrete shed. This property would make an ideal investment purchase or a first time buy and viewing is highly recommended.





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

- Kitchen 2.66m x 3.02m 8'9" x 9'11"
- Lounge 4.78m x 3.30m 15'8" x 10'11"
- Bedroom 1 3.83m x 2.89m 12'7" x 9'6"
- Bedroom 2 3.62m x 2.98m 11'10" x 9'9"
- Bathroom 1.79m x 1.70m 5'11" x 5'7"



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.