



One bedroom semi-detached house in the heart of Lossiemouth, in immaculate condition throughout



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McEwan Fraser Legal are pleased to offer for sale this charming 1 bedroom semi-detached cottage, only minutes from the local Lossiemouth amenities, 5 minutes on foot to the marina and around 10-15 minutes walk to the famous East Beach and seafront restaurants and bars. It's an ideal holiday let investment or a coastal retreat with so much on offer locally.

THE LIVING ROOM



The property comprises:

- Living room with double aspect windows to front and rear, electric fire for secondary heating.
- Kitchen that has modern units, electric cooker, washing machine and under-counter fridge, Combi Gas boiler that is situated in the corner of the room. The window above the sink overlooks the rear garden with rear door access.

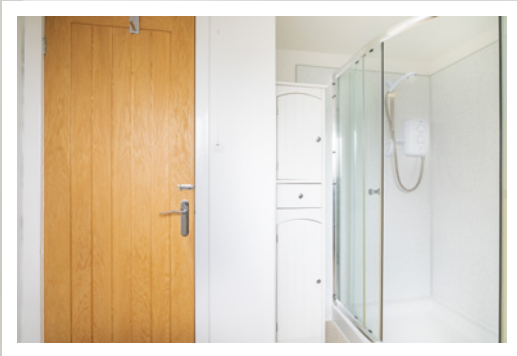
THE KITCHEN





- Shower room with combed ceiling and large opaque window to the rear of the house, a corner shower cubical with electrically powered shower, white wash hand basin and toilet, extractor fan and heated towel rail.
- Double bedroom with combed ceilings and large window facing out to the front of the house.
- Low maintenance courtyard garden with wooden fence surround and paved patio area.

THE SHOWER ROOM



THE BEDROOM

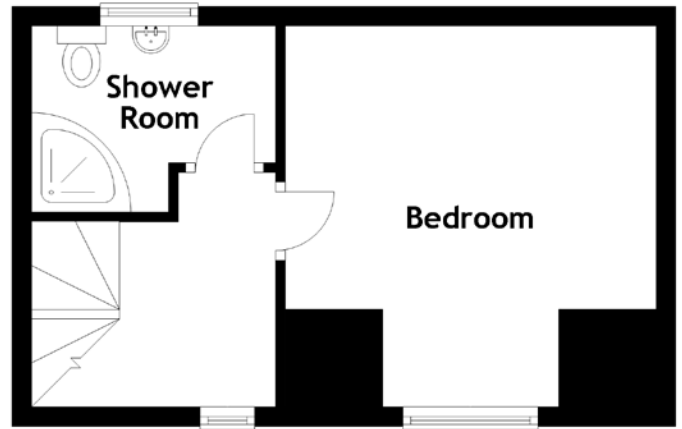
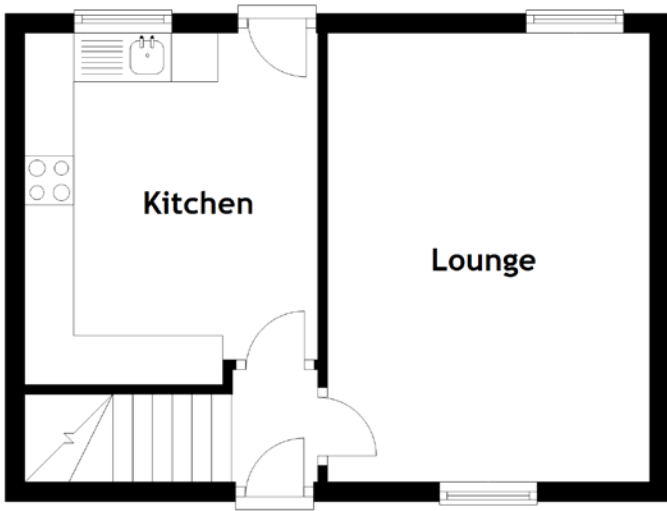


The property is heated by a mains gas combi boiler with a room thermostat and radiators throughout. The front and rear doors and all windows are modern uPVC with Oak engineered internal doors. The property is sold with all furnishings with the exception of most of the bedroom furniture.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

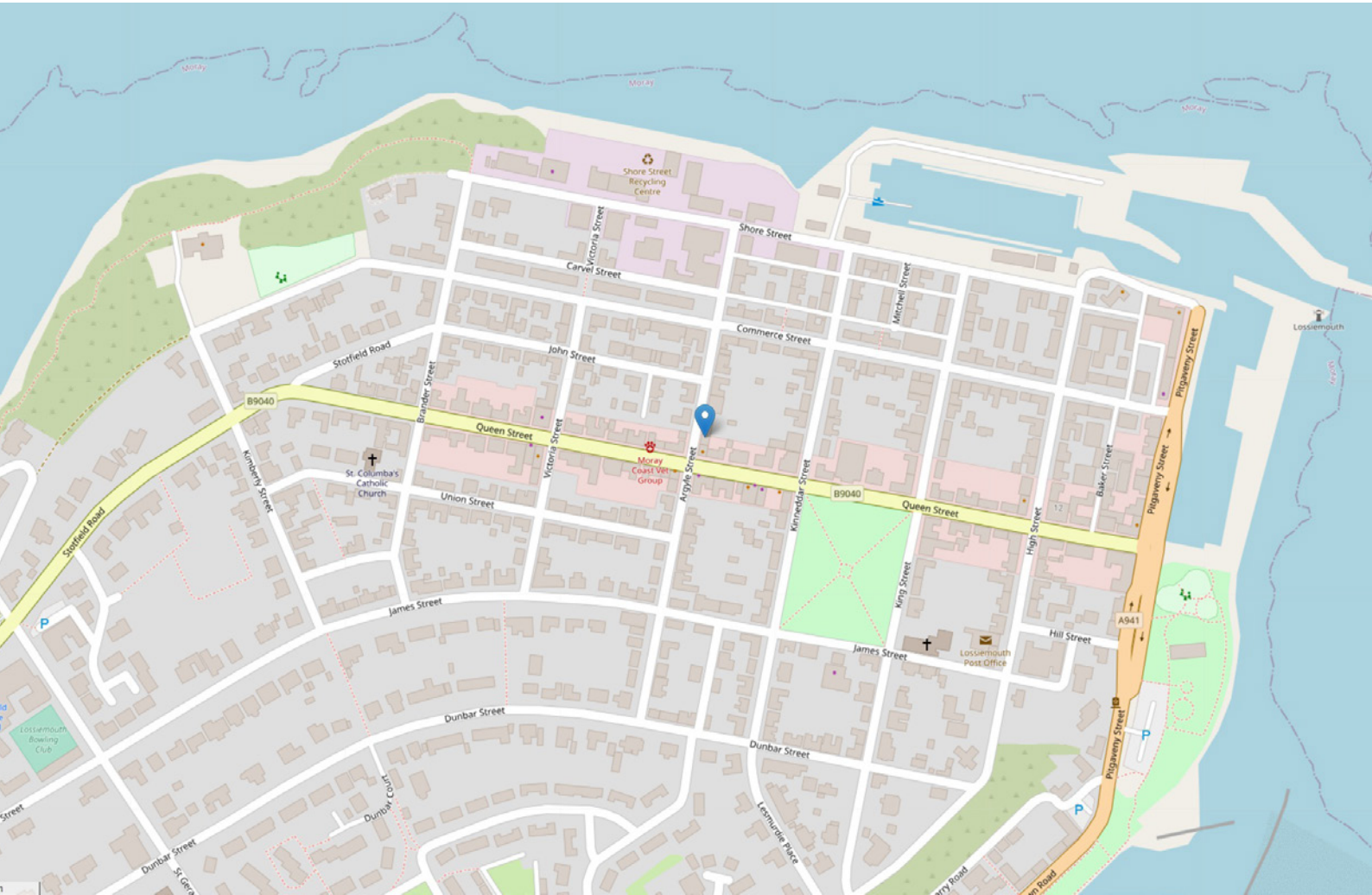


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.30m (10'10")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Bedroom	3.90m (12'10") x 3.80m (12'6")
Shower Room	2.50m (8'2") x 1.90m (6'3")

Gross internal floor area (m²): 57m²
EPC Rating: E

Extras (Included in the sale): The property is sold with all furnishings with the exception of most of the bedroom furniture.



THE LOCATION

Lossiemouth is a beautiful coastal town on the Moray Firth. Renowned for its unique climate, and is known as the Riviera of the North.





Situated on the Moray Coast, Lossiemouth is favoured by the mild temperatures of the Gulf Stream, miles of excellent beaches and surrounded by Laich of Moray. Lossiemouth West Beach extends for three glorious miles towards Covesea Lighthouse, and the East Beach enjoys undulating dunes which parallel the sea and River Lossie. The town offers excellent services and facilities, including primary and secondary schools, local shops, supermarkets and a Post Office.

The Moray Coast is very diverse and offers spectacular walking, fishing and golf. There is abundant wildlife, including Osprey's, dolphins and seals, frequently seen along this rugged coastline.

Elgin is a cathedral city situated 5 miles south of Lossiemouth and located on the A96, linking Aberdeen and Inverness. Elgin's leisure facilities include a swimming pool, ice rink and many golf courses.



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