

CLUNY ESTATE AGENTS

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

Seaview Cottage, Commerce Street, Lossiemouth IV31 6BW

Closing date: 12 noon Wednesday 5th February



This one bedroom detached cottage enjoys a prime location in the coastal town of Lossiemouth, close to the beach and local amenities, and represents an ideal development opportunity for a cash buyer.

DETACHED COTTAGE
ONE DOUBLE BEDROOM
NON-TRADITIONAL CONSTRUCTION
WRAP-AROUND GARDEN
PRIME LOCATION
STORAGE SHED
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING F
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Around
£50,000

E1136

This detached one bedroom cottage enjoys a prime location in the coastal town of Lossiemouth, within easy reach of the beach and local amenities.

In need of complete renovation, the accommodation comprises: Porch, hallway, living room with gas fire, double bedroom, inner hallway, kitchen with access to the garden, and a bathroom. The property benefits from gas central heating and double glazing.

Accessed via a shared footpath from Commerce Street, the property has private garden grounds to the front, side and rear, and a storage shed.

This would make an ideal development opportunity or investment purchase and we highly recommend a viewing to appreciate the full potential of the property. Of non-traditional construction, the property is not considered to be readily mortgageable, so would be suitable for cash purchase only.

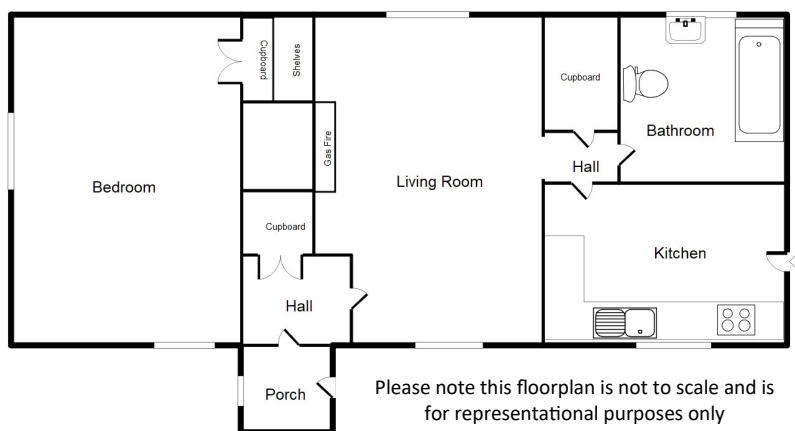
A concept plan is available, showing the potential to build a new three bedroom property on the existing footprint —please contact us if you would like to view this.





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

- Vestibule 2.55m x 1.05m
- Living Room 4.41m x 3.38m
- Bedroom 3.43m x 4.41m
- Bathroom 2.08m x 2.15m
- Kitchen 3.02m x 2.15m



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.

