

CLUNY ESTATE AGENTS

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8 Kellas Avenue, Lossiemouth IV31 6JG



This two bedroom first floor flat with private garden is located in the coastal town of Lossiemouth, within easy reach of local amenities, and would make an ideal first-time buy or investment purchase.

TOP FLOOR FLAT
TWO BEDROOMS
PRIVATE REAR GARDEN
BLOCK-BUILT STORE
GAS CENTRAL HEATING
DOUBLE GLAZING
COUNCIL TAX BAND A
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Around
£110,000

E1138

This purpose-built two bedroom first floor flat is located within a block of four, in the popular coastal town of Lossiemouth and within easy reach of local amenities.

A stone staircase at the side of the property leads to an open porch and private doorway to the accommodation, which comprises: Hallway, good sized living room, kitchen, two bedrooms both with built-in storage, and a modern shower room. The property benefits from double glazing and gas central heating.

To the rear of the property is a low maintenance private garden and a block-built store. There are shared access paths to the front, side and rear of the property.

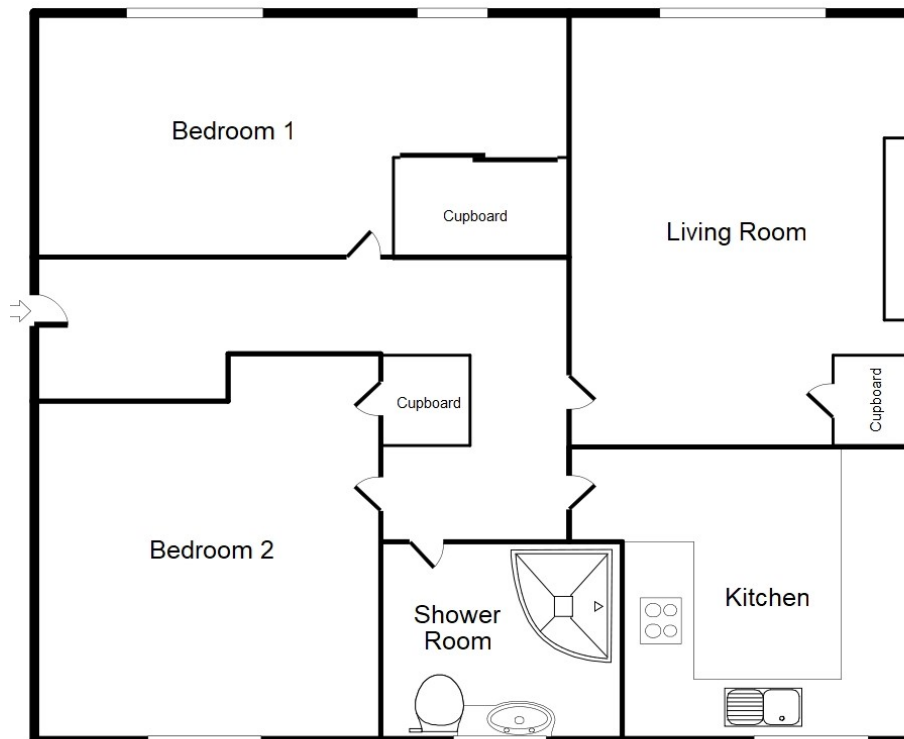
This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





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

- Bedroom 1 4.74m x 2.83m
- Kitchen 2.63m x 3.05m
- Living Room 4.79m x 3.32m
- Shower Rm 1.66m x 1.76m
- Bedroom 2 3.62m x 3.11m



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.