



8a Commerce Street | Lossiemouth | Moray | IV31 6PA

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8a Commerce Street, Lossiemouth, Moray, IV31 6PA

- 3 Bedroom Upper Maisonette
- Living Room/Dining Kitchen on open plan
- 3 Double Bedrooms
- Shower Room & WC
- Gas Central Heating and Double Glazing
- Private Resident Car Park
- Ideal residential location
- Close to all amenities
- Walking distance of the Marina, East & West Beaches

Summary

CCL are delighted to offer for sale this superb three bedroom upper maisonette in the popular coastal town of Lossiemouth. The property is situated in a popular area, close to the beautiful marina and within walking distance of both East & West beaches. Good accommodation on two floors with the benefits of double glazing and gas central heating. The property can be sold to include all furniture, which makes this a particularly good purchase for the first time buyer or as a buy to let opportunity.

The property is located in an ideal area close to many local amenities. Lossiemouth is a beautiful coastal town on the Moray Firth. It offers great services and facilities which include primary and secondary schools, local shops, supermarket, banks and post office. As well as many restaurants, hotels, cafes and pubs, which cater for the thriving holiday market. Elgin offers a wider range of services and facilities to include: many chain stores, supermarkets, primary and secondary schools and leisure facilities including an ice rink. Elgin is also linked by road and rail to Inverness, Aberdeen and beyond.





Property

The three bedroom maisonette has good accommodation with an Entrance vestibule, Living room/Dining Kitchen on open plan, WC, three bedrooms and shower room. Double Glazing & Gas Central Heating. All carpets and floor coverings, curtains and light fittings to be included. The property can be sold including all furniture making this an ideal purchase for the first time buyer or as a buy to let.

Accommodation:

Entrance Vestibule:

Entry is gained through a half glazed exterior door into the vestibule which has stairs leading up the main entrance of the property.

WC:

Fitted with a 2 piece white suite and window facing the rear.

Living Room/Dining Kitchen:

A comfortable, bright room with twin picture windows to the front providing excellent natural light. Open recess to the side with storage shelving and cupboards. Under stair storage cupboard with central heating boiler and electric fuse box.

The kitchen is fitted with a good range of wall and base units in white with contrasting black work tops incorporating a 1 ½ bowl sink with drainer and matching splash back. Five ring gas range with chimney cooker hood and stainless-steel splash back. Integral fridge, freezer and washing machine.

Upper Landing:

Carpeted staircase leads to the upper landing, which in turn provides access to all rooms on this floor.

Bedroom 1:

A lovely double bedroom to the rear with full length sliding doors and Juliet balcony with fantastic sea views. Double wardrobes with mirror doors provides ample hanging and shelf space. There is a sky light hatch which gives access out on a roof space, again with fabulous sea views.

Bedroom 2:

A good sized double bedroom with window to the front. Double mirror door wardrobes providing hanging and shelf space. Ample space for free standing furniture. Hatch to loft which has ladder access and ideal for further storage.

Bedroom 3:

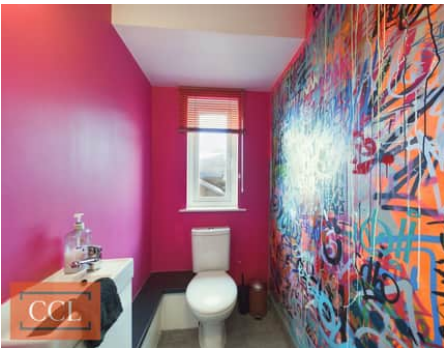
A further double bedroom, with window to the front, ample space for free standing furniture.

Shower Room:

With a white W.C, and wash hand basin built into vanity unit, shower cabinet with neutral tiling, glazed screen doors and mains shower installed. Shelved storage unit and velux window.

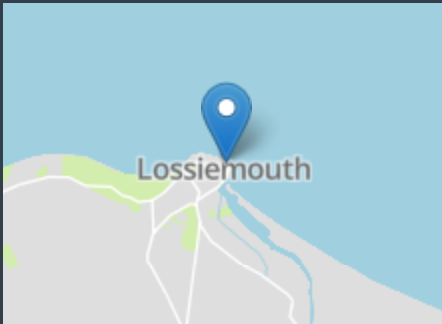
External

Large private residents car park laid in lock block. Spacious lockable storage cellar with light installed.









Floor 0

Floor 1

Floor 2

Approximate total area⁽¹⁾
83.57 m²

Reduced headroom
1.5 m²

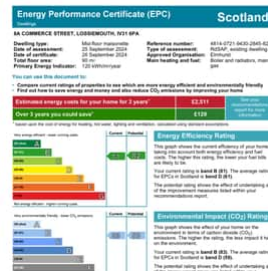
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.