Harper Macleod LLP
Estate Agents & Solicitors









25 Clifton Road, Lossiemouth, IV31 6DJ

Offers over £149,000

Traditional mid-terraced house situated in the heart of the popular coastal town of Lossiemouth and a stone's throw from the famous East Beach. The accommodation comprises entrance hallway, lounge/diner, kitchen, guest WC, two double bedrooms & a Jack 'n Jill shower room. The property which is in good order throughout further benefits from double glazing, gas central heating & a courtyard garden.

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ENTRANCE HALLWAY
9'2" x 3'10" (2.80m x 1.19m)



UPVC & glazed entrance door, wood effect flooring, ceiling light fitting.

GUEST WC
6'11" x 4'7" (2.12m x 1.41m)



Internal room, sink & WC, wood effect flooring, ceiling light fitting.

LOUNGE
20'7" x 11'6" (6.28m x 3.52m)



Double aspect to front & rear, cupboard housing the electric consumer units, cupboard housing the gas central heating boiler, shelved recess, wood effect flooring, ceiling light fitting & ceiling strip light, fixed breakfast bar.

KITCHEN
12'0" x 7'4" (3.68m x 2.24m)



Window to rear, fitted kitchen in light grey built-in single electric oven, hob & hood, Hotpoint washing machine, Indesit slim line dishwasher, wood effect flooring, ceiling light fitting.

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STAIRCASE & LANDING
12'2" x 6'11" (3.71m x 2.11m)



Window to front, fitted carpet, ceiling light fitting.

BEDROOM 1
11'7" x 9'5" (3.55m x 2.88m)



Window to front, fitted carpet, ceiling light fitting.

BEDROOM 2
12'1" x 7'5" (3.70m x 2.27m)



Window to rear, fixed shelving, fitted carpet, ceiling light fitting.

JACK N JILL BATHROOM
11'8" x 4'11" (3.57m x 1.52m)

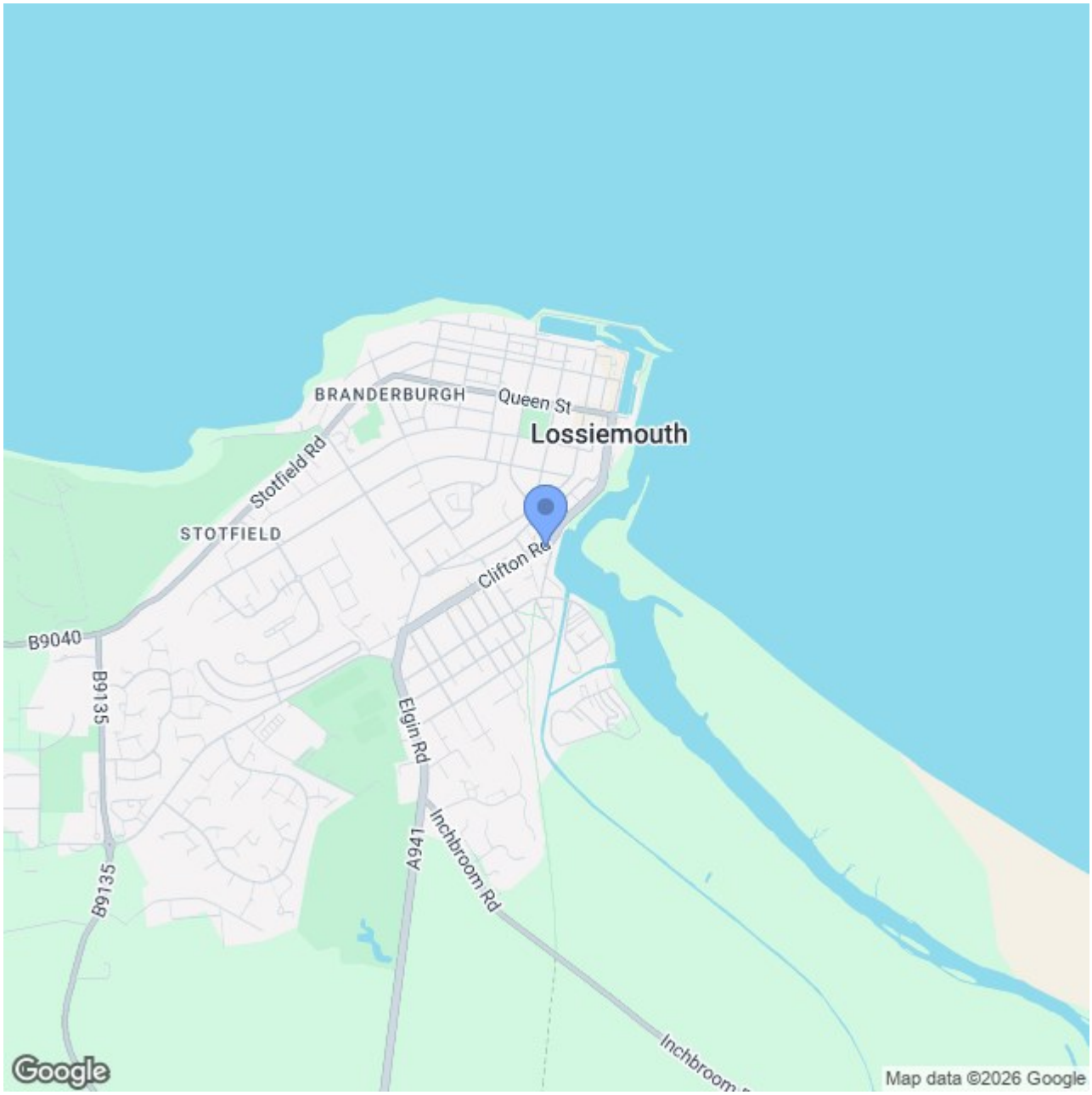


Internal room, vanity mounted sink & WC, spacious shower enclosure with mains shower, chrome towel radiator, ceramic tile flooring, ceiling light fitting.

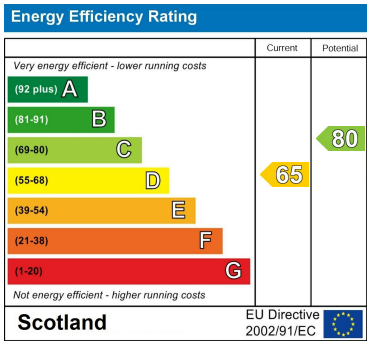
OUTSIDE
The property has a small courtyard garden to the rear with access to the public road and esplanade.

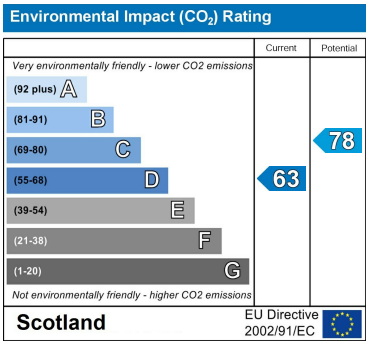
NOTES
Included in the asking price are all carpets and fitted floor coverings, all light fittings, all shower room & guest WC, single oven, hob & hood, Hotpoint washing machine & Indesit Slimline dishwasher in the kitchen.

Area Map



Energy Efficiency Graph





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