

CLOSING DATE NOON  
ON FRIDAY 18TH JULY

16 Schoolhill Terrace, Lossiemouth, IV31 6JZ

Offers Over £160,000

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# 16 Schoolhill Terrace

## Lossiemouth, IV31 6JZ

- Immaculately presented 3 bedroom Home
- Fully upgraded throughout : Early viewing essential
- Family bathroom with double ended bath and separate shower enclosure
- Bedroom 1 with excellent fitted storage
- Parking to front : Spacious and enclosed to the rear
- Vestibule & Hallway : Lounge : Fitted Kitchen with breakfast bar
- Upper floor with 3 good bedrooms
- Gas fired central heating & Double Glazing

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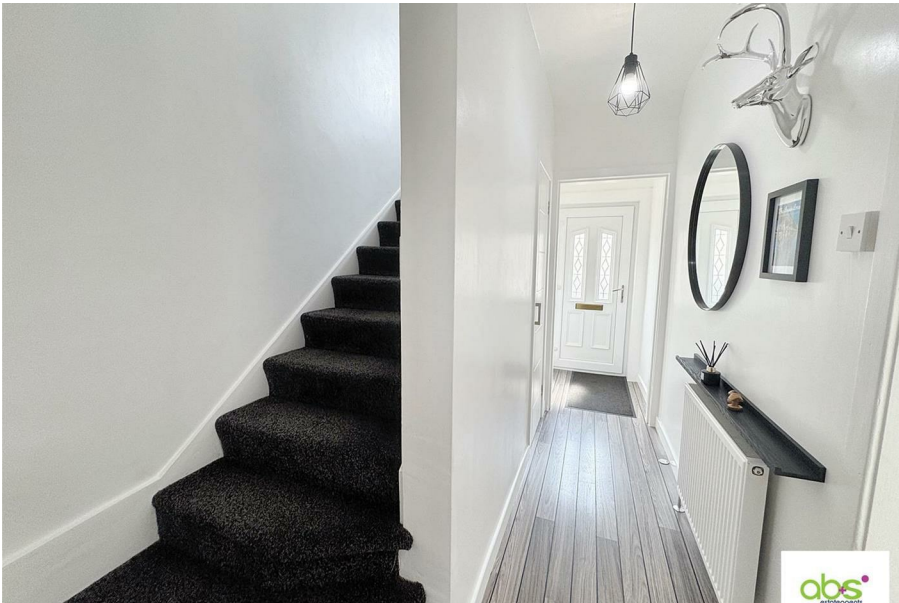
Nestled in the charming residential area of Schoolhill Terrace, Lossiemouth, this immaculate semi-detached house, built in 1955, offers a delightful blend of comfort and modern living. Spanning an impressive 1,022 square feet, this property is presented in pristine, walk-in condition, making it an ideal choice for those seeking a hassle-free move.

Upon entering, you are welcomed by a spacious entrance vestibule that provides ample storage, leading into a well-appointed hallway. The inviting lounge is perfect for relaxation, while the breakfasting kitchen offers a wonderful space for family meals and entertaining. The property features three generously sized bedrooms, ensuring plenty of room for rest and privacy. The bathroom is thoughtfully designed, complete with a separate shower for added convenience.

Outside, the property boasts lockblock parking for two vehicles at the front, a valuable asset in this popular area. The enclosed rear garden is a true highlight, meticulously maintained and providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

With gas central heating and double glazing throughout, this home ensures warmth and energy efficiency, making it a comfortable retreat all year round. This property is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this lovely home in Lossiemouth is sure to impress. Don't miss the opportunity to make it your own.

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Entrance Vestibule	3'6" x 3'3" (1.09 x 1.00)
Entrance Hall	3'3" x 10'5" (1 x 3.2)
Lounge	13'0" x 14'2" (3.97 x 4.34)
Dining Kitchen	12'1" x 8'3" (3.69 x 2.54)
Bathroom	8'2" x 8'4" (2.5 x 2.56)











**Upper landing**

<b>Bedroom 1</b>	11'0" x 11'1" (3.36 x 3.39)
<b>Bedroom 2</b>	10'4" x 11'10" (3.17 x 3.62)
<b>Bedroom 3</b>	9'10" x 8'2" (3.02 x 2.5)





## Garden

### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral kitchen appliances.

### Home Report

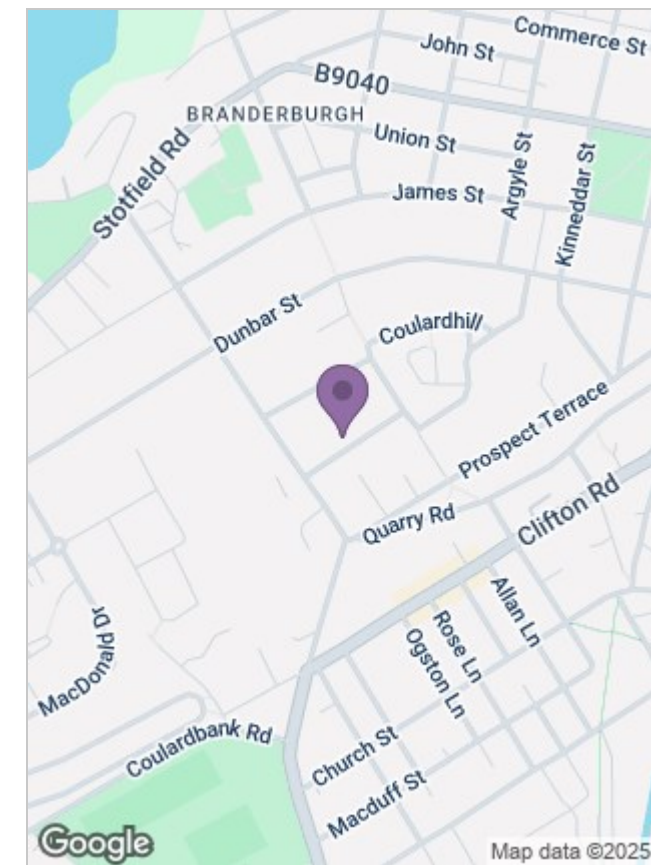
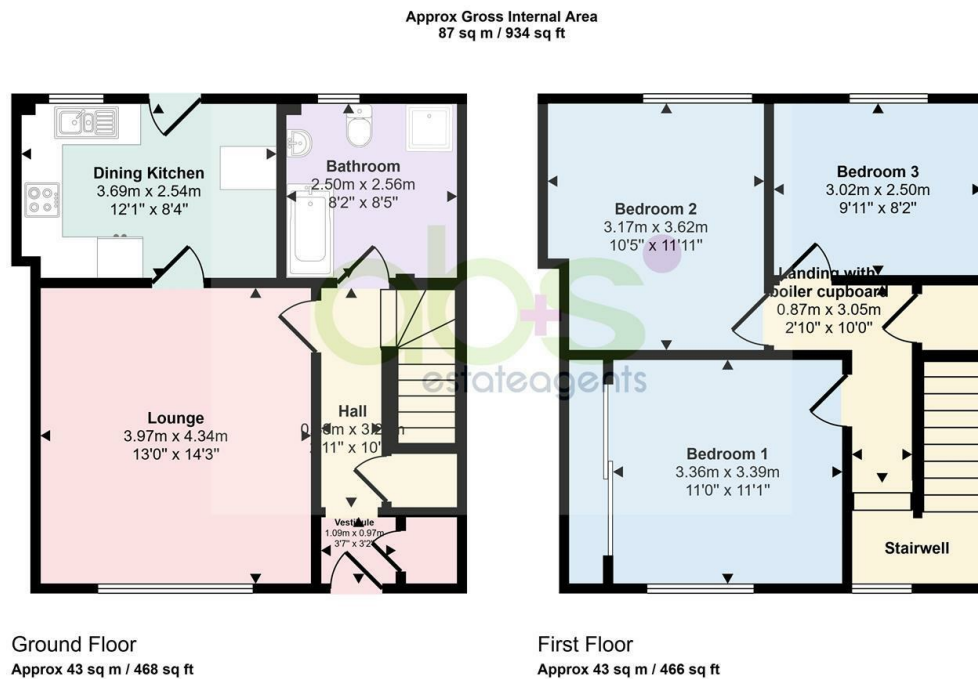
The Home Report Valuation as at June, 2025 is £160,000, Council Tax Band A and EPI rating is C.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	71	81
EU Directive 2002/91/EC		

**Viewing**  
if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.