



50B Clifton Road, Lossiemouth, IV31 6DP
Offers Over £172,000

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 **abs+**
estateagents

Deceptively spacious terraced house with reversed layout in order to enjoy an open outlook from the Lounge and Dining Kitchen.

The property is situated on Quarry Road which lies perpendicular to Clifton Road. The current owners have added a 2nd door and so the property can now be accessed from Quarry Road and also from the other side of the property - having a right of access over the property next door 50C.

The accommodation, which is spacious, is 'upside down' with the two double bedrooms, bathroom and utility room on the ground floor and the open plan lounge and kitchen on the upper floor.

A new boiler was installed in 2021 and it is double glazed throughout and there is a small garden area with shed In internal viewing is highly recommended.

Entrance Vestibule

5'7" x 6'4" (1.72 x 1.95)

Entrance Vestibule (entered from small garden at the front of the property - accessed across the front of 50C next door). With large walk in understair cupboard. Ceiling light and wood laminate flooring.

Hallway

3'11" inc to 9'10" x 29'6" (1.2 inc to 3 x 9)

Well presented Hall which widens out nicely. Staircase to the upper floor. 3 ceiling light fittings, radiator and laminate wood flooring. External door onto Quarry Road too.

Bathroom

6'10" x 9'10" (2.1 x 3)

Family bathroom with corner bath, separate shower cubicle with electric Mira shower, washhand basin, cabinet and wc. Ceiling light fitting, radiator and tiled floor.

Bedroom 1

9'10" inc to 12'7" x 10'5" inc to 13'7" (3 inc to 3.85 x 3.2 inc to 4.15)

Double bedroom with front facing window. Large double wardrobe with floor to ceiling mirrors doors. Ceiling light, radiator and carpet.

Bedroom 2

9'10" x 12'7" (3 x 3.85)

Double bedroom with front facing window. Large double wardrobe with floor to ceiling mirrors doors. Ceiling light, radiator and carpet.





Utility Room

5'8" x 9'0" (1.75 x 2.75)

Great utility room with recently replaced wall mounted combination boiler. Range of units with worktop, sink and drainer. Space for appliances. Fluorescent light fitting, radiator, Xpelair and vinyl flooring.

Lounge

11'8" x 26'0" (3.56 x 7.95)

Lovely large upper floor lounge with plenty of space for zoning the room as required. 4 sets of double windows in vaulted ceiling giving open outlooks and brining in great natural light. Two ceiling light fittings, two radiators and pine flooring. Double doors to :-



Dining Kitchen

11'9" x 11'9" (3.6 x 3.6)

Good sized dining Kitchen with full range of units to two walls. 2 sets of double windows in the vaulted ceiling. Fold down table but also space for table & chairs. High quality integral oven with 4 ring gas hob and extractor hood. Central ceiling light and vinyl flooring.

Garden

Small area of garden laid to gravel chips. Shed.

Fixtures and Fittings

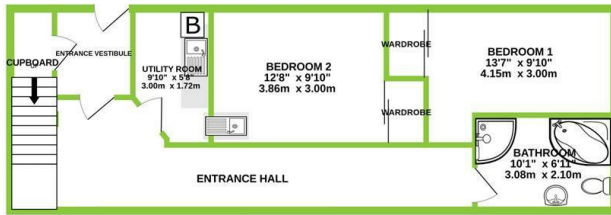
The fitted floor coverings and light fittings will be included in the sale price along with the fridge and the cooker.

Home Report

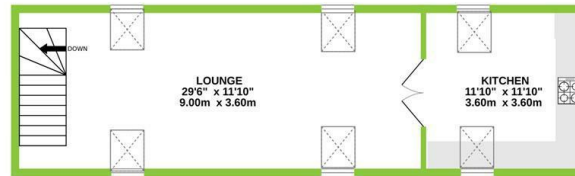
The Home Report Valuation as at November, 2023 is £172,000, Council Tax Band C and EPI rating is _.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

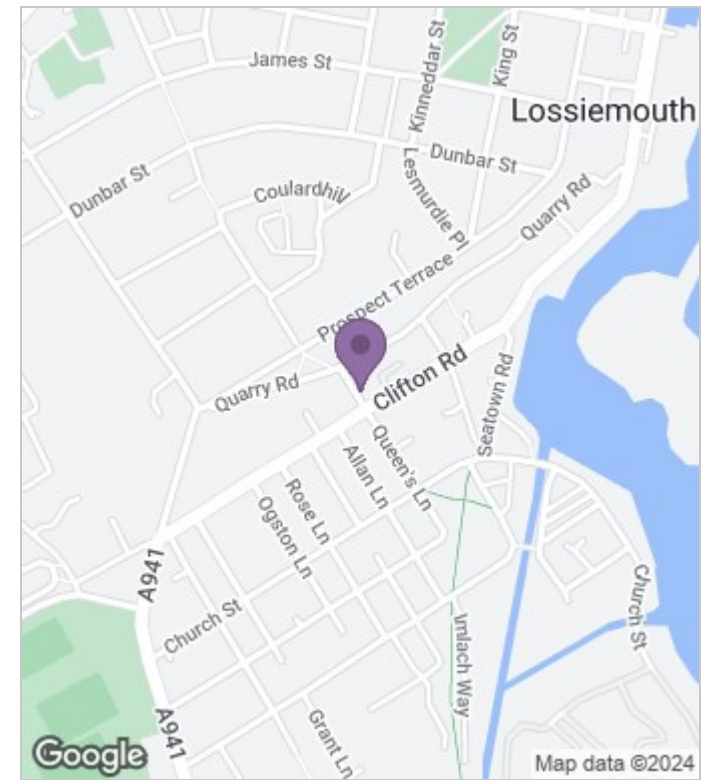


FIRST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	84
Scotland		EU Directive 2002/91/EC	