



**Harper
Macleod LLP**
Estate Agents & Solicitors



6 Stotfield Court, Stotfield Road, Lossiemouth, IV31 6UA
Offers over £170,000

Modern ground floor apartment in the heart of the popular coastal town of Lossiemouth and situated right next to the West Beach with access down onto the shore from the apartment complex. The accommodation comprises private entrance door, vestibule, hallway, spacious open plan lounge diner, kitchen, two double bedrooms and bathroom. The property, which is in excellent order, further benefits from high quality, solid oak finishing throughout, double glazing, gas central heating and residents parking.

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ENTRANCE VESTIBULE

9'2" x 4'3" at widest (2.80m x 1.31m at widest)



UPVC and glazed door; ceiling light fitting; fitted carpet; wooden and glazed door leads into the hallway.

HALLWAY

12'11" x 5'10" (3.95m x 1.79m)



Ceiling light fitting; built-in cupboard housing electric consumer units; spacious built-in storage cupboard with coat hooks and shelving; fitted carpet; leads to bedroom 2, bathroom, bedroom 1 and lounge/diner.

BEDROOM 2

11'0" x 8'3" (3.36m x 2.54m)



Window to front; ceiling light fitting; fitted carpet; built-in double mirrored wardrobes.

BATHROOM

7'10" x 6'6" (2.41m x 2.00m)



Ceiling light fitting; extractor; fully tiled; tile effect vinyl flooring; WC, sink and bath with mains fed shower over; chrome wall mounted towel radiator.

BEDROOM 1

10'10" at longest x 10'6" at widest (3.31m at longest x 3.22m at widest)



Window to rear; ceiling light fitting; fitted carpet; built-in double mirrored wardrobe.

LOUNGE DINER

21'6" into bay x 13'10" at widest (6.57m into bay x 4.22m at widest)



Bay window to rear; ceiling light fitting; fitted carpet; door to kitchen.



KITCHEN

12'7" x 7'8" (3.86m x 2.34m)



Window to front; ceiling light fitting; tile effect vinyl flooring; modern fitted kitchen in cream; built-in electric oven, four ring gas hob and hood; integrated dishwasher, washing machine and fridge freezer; cupboard housing Worcester gas central heating boiler.

OUTSIDE



There is ample private residents parking located to the front of the property. There is also a communal area of garden to the front. There is also a gate to the front of the apartment complex which gives access to lovely coastal walks down to Lossiemouth's picturesque West Beach.

NOTES



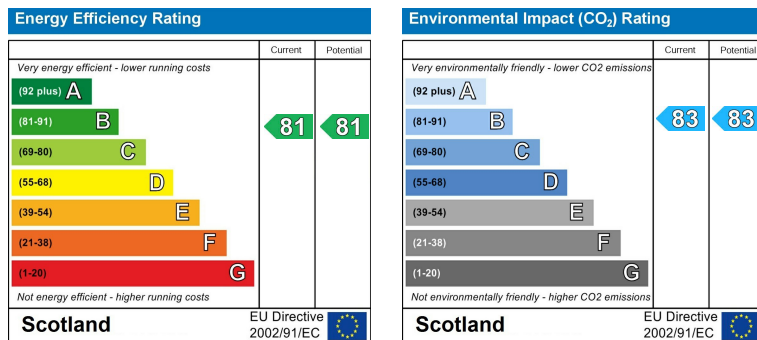
Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all curtains and blinds, the built-in oven, hob & hood and integrated dishwasher, washing machine & fridge freezer in the kitchen.

Council Tax Band: C

Area Map



Energy Efficiency Graph



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