



**Harper
Macleod LLP**
Estate Agents & Solicitors



Clifton Terrace 52A Clifton Road, Lossiemouth, IV31 6DP
Offers over £100,000

Ground floor flat situated in the popular coastal town of Lossiemouth. The flat is within walking distance to a variety of local shops & amenities and to Lossiemouth's picturesque East Beach. The property, which would make an ideal first time buy or buy-to-let investment, further benefits from double glazing, gas central heating and private parking.

ENTRANCE HALL

9'7" x 3'3" (2.93m x 1.00m)



Private entrance door; ceiling light fitting; fitted carpet; leads to shower room, bedroom & open plan kitchen/ dining/ lounge.

SHOWER ROOM

10'4" x 5'7" (3.16m x 1.72m)



Ceiling light fitting; extractor; vinyl flooring; WC, pedestal sink & shower with mains fed shower.

BEDROOM

11'9" x 10'0" (3.60m x 3.07m)



Window to side; ceiling light fitting; fitted carpet; triple built-in mirrored wardrobes.

OPEN PLAN KITCHEN/ DINING/ LOUNGE

18'0" x 17'8" (5.49m x 5.39)



Three windows to side & one window to rear; three ceiling light fittings; fitted carpet in lounge & dining area; vinyl flooring in kitchen; modern fitted kitchen in a medium wood effect; space & plumbing for washing machine; space for under counter fridge; four ring gas hob & hood; space for built-in oven; wall mounted Vaillant gas central heating boiler.

OUTSIDE

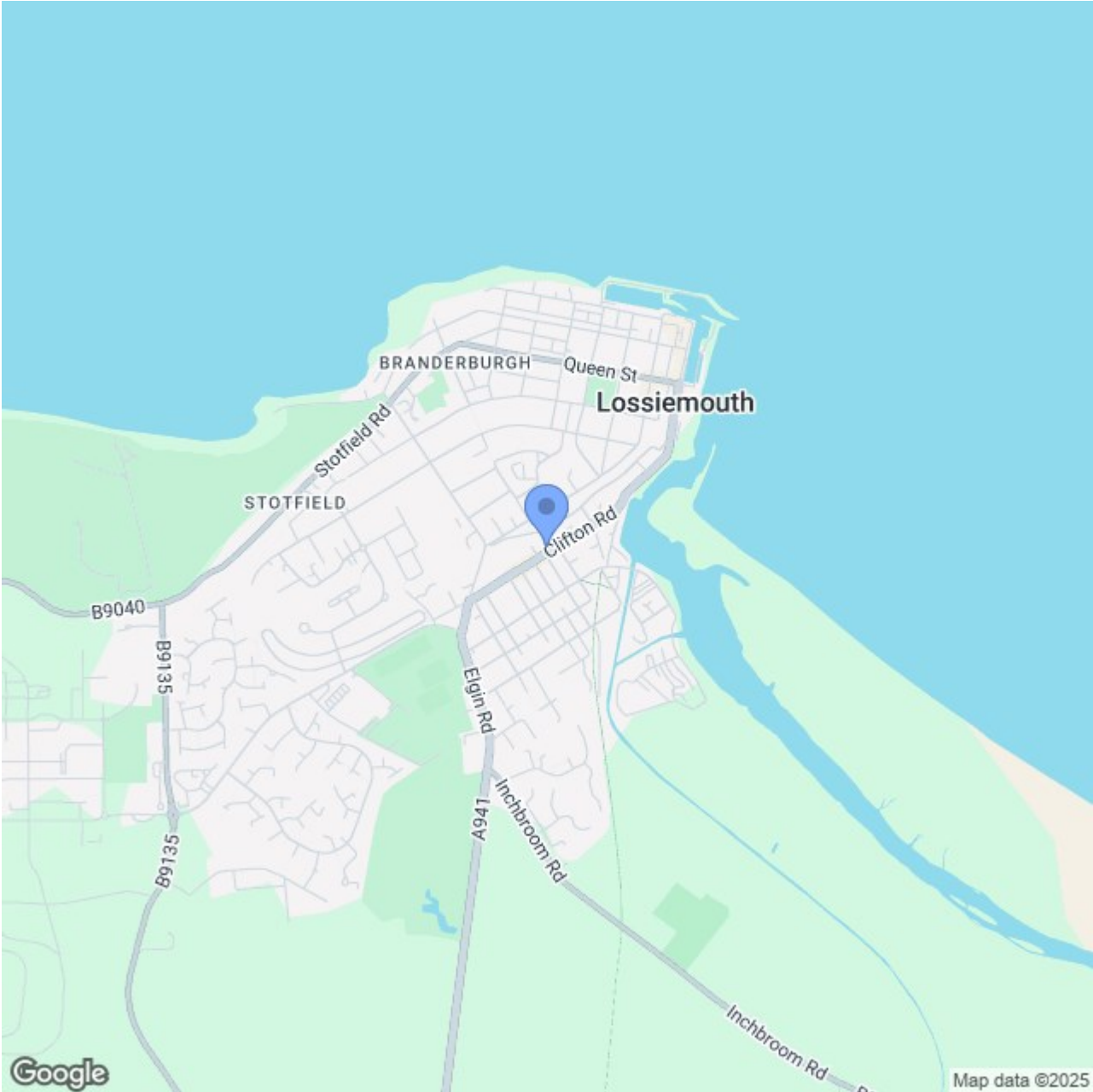


There is private parking to the rear of the property.

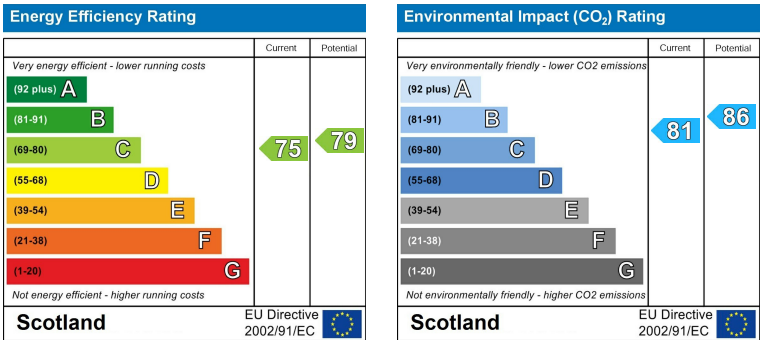
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room fittings and the hob & hood in the kitchen.

Area Map



Energy Efficiency Graph



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