

12 Ewing Gardens, Lossiemouth, IV31 6UR
Offers over £120,000

Modern first floor flat situated in a popular residential area in the coastal town of Lossiemouth. The accommodation comprises: lower entrance hall, main hallway, lounge, kitchen, two double bedrooms, and bathroom. The property, which would make an ideal first time buyer or buy to let investment, further benefits from double glazing, gas central heating, communal garden grounds and parking.

ENTRANCE HALL

Composite entrance door; window to side; Coir matting; stair to landing.

STAIRCASE AND MAIN HALLWAY



Fitted carpet; inset ceiling spotlights; spacious built-in cupboard housing the gas central heating boiler.

OPEN PLAN LOUNGE/KITCHEN

LOUNGE

13'1" x 12'11" (4m x 3.95m)



Window to rear; wall mounted TV bracket; wood effect flooring; inset ceiling spotlights.

KITCHEN

9'6" x 6'6" (2.90m x 2m)



Window to rear; fitted kitchen; built-in single electric oven; four ring gas hob and hood; plumbed in Hotpoint washing machine; Beko fridge freezer; built-in shelved storage cupboard; wood effect flooring; inset ceiling spotlights.

BEDROOM 1

9'8" x 8'8" (2.95m x 2.65m)



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

BEDROOM 2

9'4" x 8'6" (2.85m x 2.60m)



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

SHOWER ROOM

8'10" x 6'0" (2.70m x 1.85m)



Window to side; vanity mounted sink, WC and spacious shower enclosure with mains shower; wall mounted towel radiator; inset ceiling spotlights; tile effect flooring.

OUTSIDE

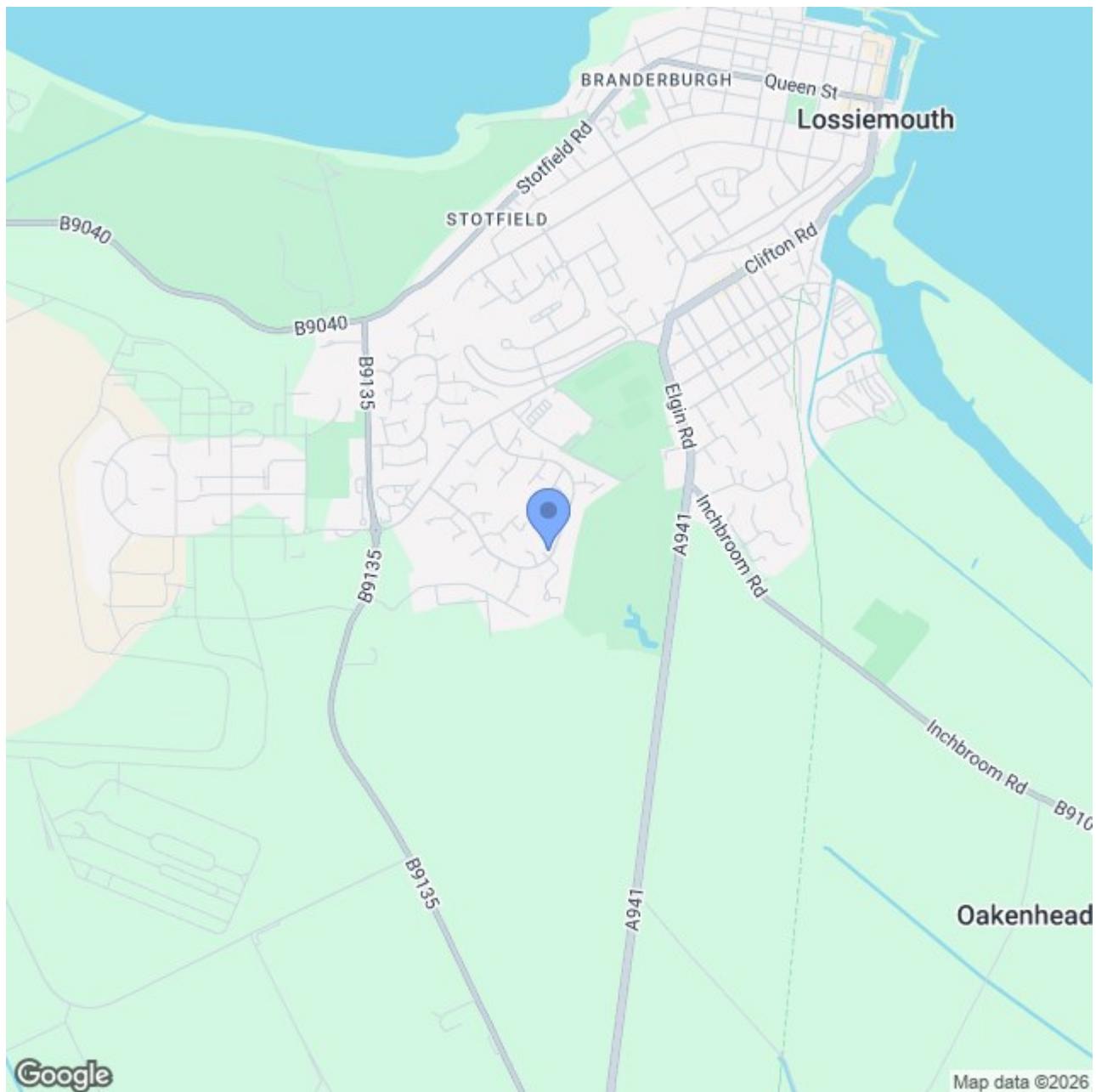
The property benefits from communal garden space with off street car parking spaces.

NOTES

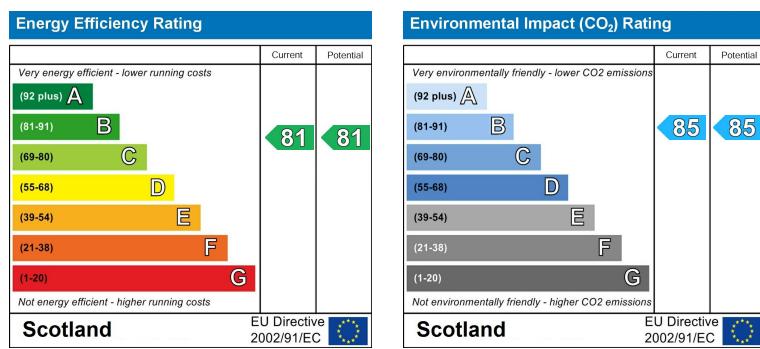
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings, the built-in single electric oven, four ring gas hob, hood, Hotpoint

washing machine and Beko fridge freezer in the kitchen and the wall mounted TV bracket in the lounge.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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