



Commerce Street, Lossiemouth, IV31 6PA
Offers Over £165,000

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Set in the heart of the popular coastal town of Lossiemouth, this well-presented three-bedroom maisonette offers generous accommodation arranged over three levels. Ideally located just a short walk from the picturesque marina, the property combines coastal charm with modern living.

Accessed via a private entrance on the ground floor, a staircase leads to the first floor which comprises a bright and spacious open-plan lounge and kitchen, a separate utility area and a modern bathroom. A further staircase leads to the top floor where you'll find three well-proportioned bedrooms and a contemporary shower room.

Additional benefits include private residential parking and a sought-after location close to local amenities, beaches and scenic coastal walks.

EPC B
Council tax band C

Entrance
Private entrance from Commerce Street.
Tiled flooring and staircase.
Two ceiling light fittings.
Alcove with space for storing outer wear.

Utility cupboard 3'3" x 4'7" (1 x 1.4)
Plumbed for a washing machine.
Tiled flooring.
Window to the rear.
Ceiling light fitting.

Hallway
Entrance hallway providing access to the main living area and the bathroom.
Storage cupboard housing the gas boiler.

Stylish laminate flooring.
Central heating radiator.
Ceiling light fitting.

Open plan kitchen/dining/living room 5'10" x 9'2" kitchen area lounge/dining 17'8" x 11 (1.8 x 2.8 kitchen area lounge/dining 5.4 x 3.6)
Bright open-plan living space providing Lounge, Dining, and Kitchen areas.
The lounge benefits from two front-facing windows.
Large over stair storage cupboard.

The well-appointed Kitchen is fitted with a good range of modern units with co-ordinating tiled splashback and worktop space.

Stainless steel sink and drainer.
Dishwasher, electric hob with oven below and extractor hood.

Space for dining table and chairs.

Bathroom 9'2" x 5'6" (2.8 x 1.7)
Three piece bathroom in white comprising bath with glass screen and mains shower, toilet and pedestal wash hand basin.
Frosted window to the rear aspect.
Central heating radiator.
Ceiling light fitting.
Extractor fan.

Stairs/landing
Carpeted stair case leads up to the landing and provides



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access to the three bedrooms and shower room.
Ceiling light fitting.
Velux window.

Bedroom 1 12'9" x 9'10" (3.9 x 3)

Double bedroom with window to the front aspect.
Wooden flooring.
Ceiling light fitting.
Central heating radiator.
Double fitted wardrobe with mirror fronted doors.

Bedroom 2 9'2" x 9'10" (2.8 x 3)

Double bedroom with window to the front aspect.
Fitted carpet.

Central heating radiator.
Ceiling light fitting.
Double fitted wardrobe.

Bedroom 3 9'2" x 8'6" widest points (2.8 x 2.6 widest points)

Third bedroom/study with windows to the rear aspect with views over the rooftops to the Moray Firth.
Fitted carpet.
Central heating radiator.
Ceiling light fitting.

Shower room 7'2" x 8'2" (2.2 x 2.5)

Three piece shower room comprising cubicle with mains shower, wash hand basin and toilet.

Fitted storage units.
Velux window to the rear aspect.
Vinyl flooring.
Extractor fan.
Ceiling light fitting.
Central heating radiator.

Exterior

To the rear of the property, there is car park with two allocated spaces for 10a.
External store room with power and light providing excellent storage space for bicycles and outdoor equipment.





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