

19 Fulmar Road

LOSSIEMOUTH, IV31 6SY



The property is in walk-in condition and within easy walking distance of RAF Lossiemouth



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McEwan Fraser Legal is delighted to present this three bedroom Semi-detached house in Lossiemouth. The property is in walk-in condition and within easy walking distance of RAF Lossiemouth and Lossiemouth west beach. The property has run as a successful long-term letting – but could also be an investment property or excellent family home.

THE LOUNGE



The properties strength is its simple layout. You enter via a porch on the ground floor into a large spacious lounge with an exposed staircase; it is airy and bright. A door leads you to a large kitchen diner well fitted with extensive storage, a dining area and patio doors that lead to the back garden.

THE KITCHEN



The kitchen has a ceramic hob, oven, washing machine, dishwasher and standalone fridge/freezer.

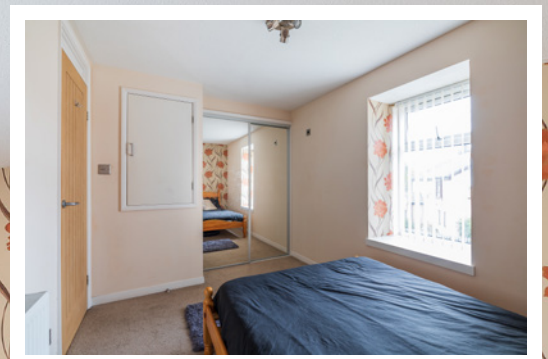




Upstairs are three bedrooms, two doubles and a single room, all have storage.

The family bathroom has a shower over the bath, splashback walls, a vertical radiator, plus some storage.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM

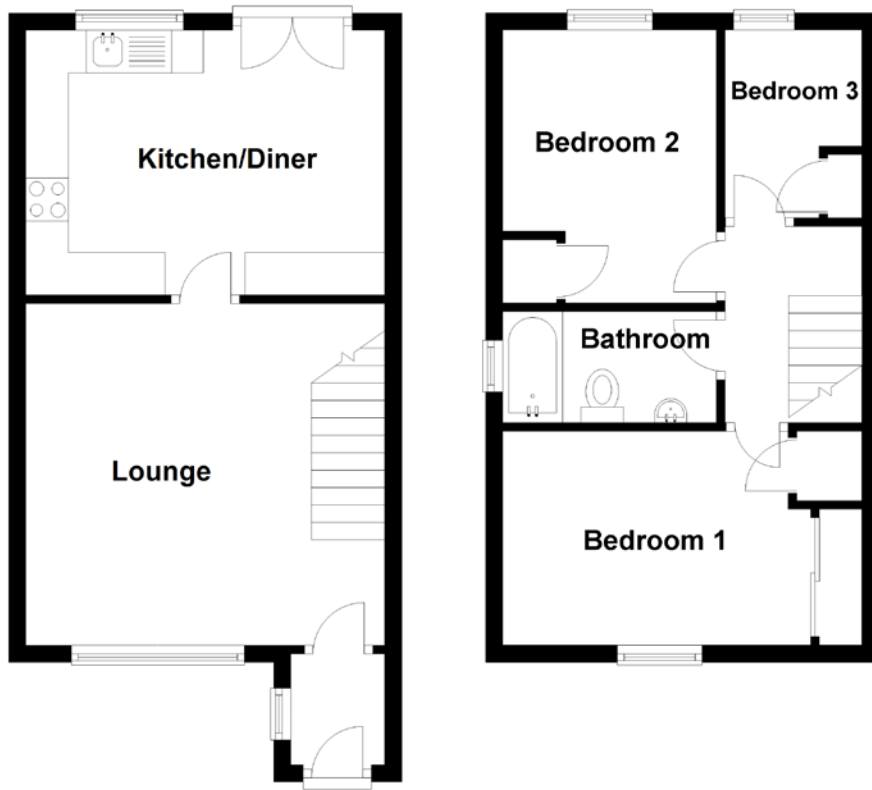


The property has gas central heating, double glazing and laminate flooring (ground floor). 19 Fulmar Road is a superb opportunity to acquire a family home in a fantastic location available in early December.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

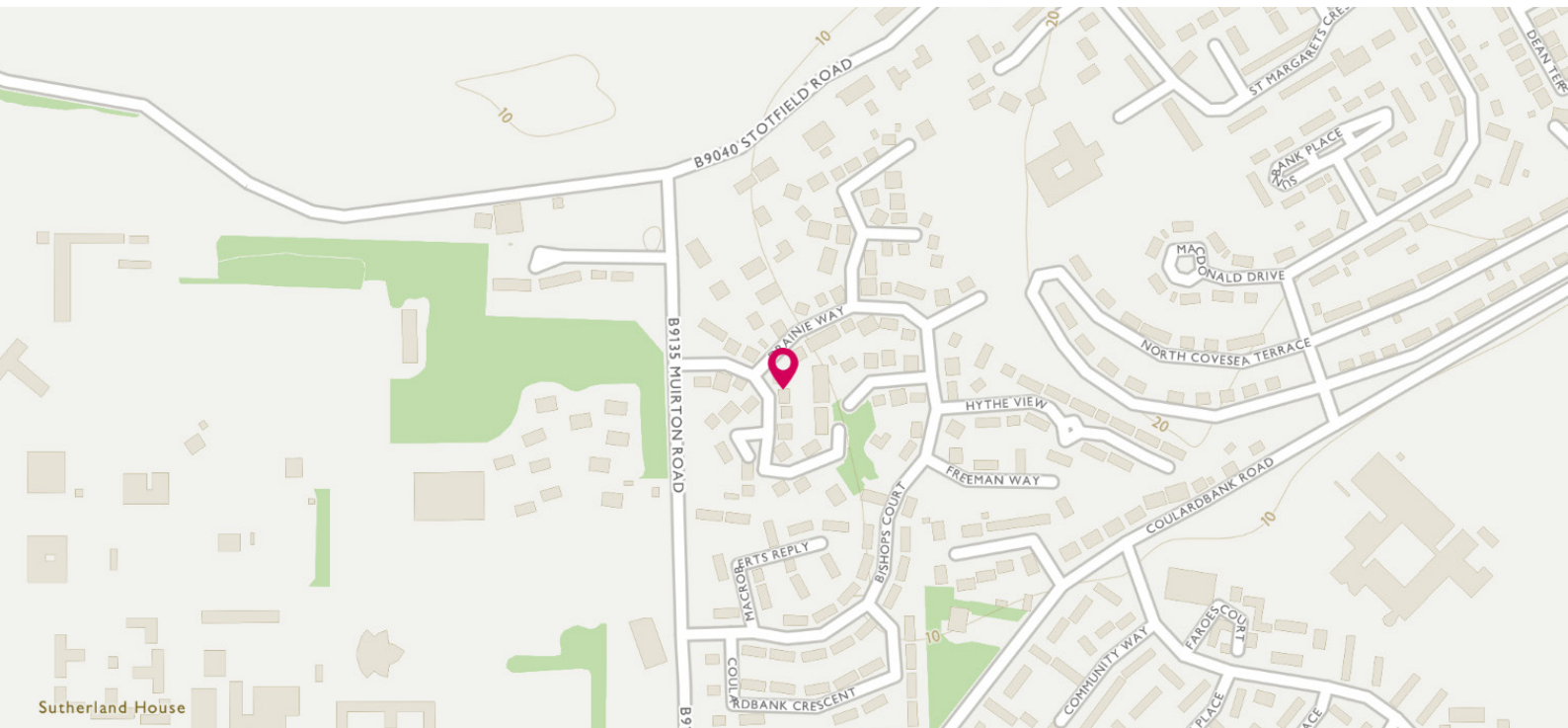


Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|-------------------------------|
| Lounge | 4.20m (13'9") x 4.00m (13'1") |
| Kitchen/Diner | 4.20m (13'9") x 3.10m (10'2") |
| Bedroom 1 | 3.60m (11'10") x 2.50m (8'2") |

| | |
|-----------|------------------------------|
| Bedroom 2 | 3.20m (10'6") x 2.50m (8'2") |
| Bedroom 3 | 2.20m (7'3") x 1.60m (5'3") |
| Bathroom | 2.30m (7'7") x 1.30m (4'3") |

Gross internal floor area (m²): 62m²
EPC Rating: C



THE LOCATION

Lossiemouth is a beautiful coastal town on the Moray Firth. Renowned for its unique climate, and is known as the Riviera of the North.





Situated on the Moray Coast, Lossiemouth is favoured by the mild temperatures of the Gulf Stream, miles of excellent beaches and surrounded by Laich of Moray. Lossiemouth West Beach extends for three glorious miles towards Covesea Lighthouse, and the East Beach enjoys undulating dunes which parallel the sea and River Lossie. The town offers excellent services and facilities, including primary and secondary schools, local shops, supermarkets and a Post Office.

The Moray Coast is very diverse and offers spectacular walking, fishing and golf. There is abundant wildlife, including Osprey's, dolphins and seals, frequently seen along this rugged coastline.

Elgin is a cathedral city situated 5 miles south of Lossiemouth and located on the A96, linking Aberdeen and Inverness. Elgin's leisure facilities include a swimming pool, ice rink and many golf courses.



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