

21 Moray Street

LOSSIEMOUTH, IV31 6HZ



*TWO-BEDROOM SEMI-DETACHED
BUNGALOW WITH AN ENCLOSED GARDEN*



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase a walk-in condition two-bedroom semi-detached bungalow with an enclosed garden on Moray Street Lossiemouth. It is ideally located for Lossiemouth High School, the seafront and Lossiemouth East Beach.

The accommodation comprises a small entrance hall leading to all accommodation. On your right is the main bedroom, a spacious double that benefits from a large en-suite shower room. Next is bedroom two, a medium-sized double room with a Velux window providing light from above. Both bedrooms have space for free-standing wardrobes.

On the left of the hall is a comfortable carpeted family lounge with dual-aspect windows and a cosy Gas Fire; a small hall connects you to a generous modern family bathroom with a beautiful free-standing slipper bath, rain shower, tiled floor and white suite. Finally, you arrive at a modern, well-equipped kitchen. The spacious kitchen has a gas hob, electric oven, integrated fridge, and washing machine, with additional storage and a food preparation area. The kitchen has two practical storage cupboards with a tiled floor. A door leads to the enclosed rear garden.





The Kitchen





Bedroom 1



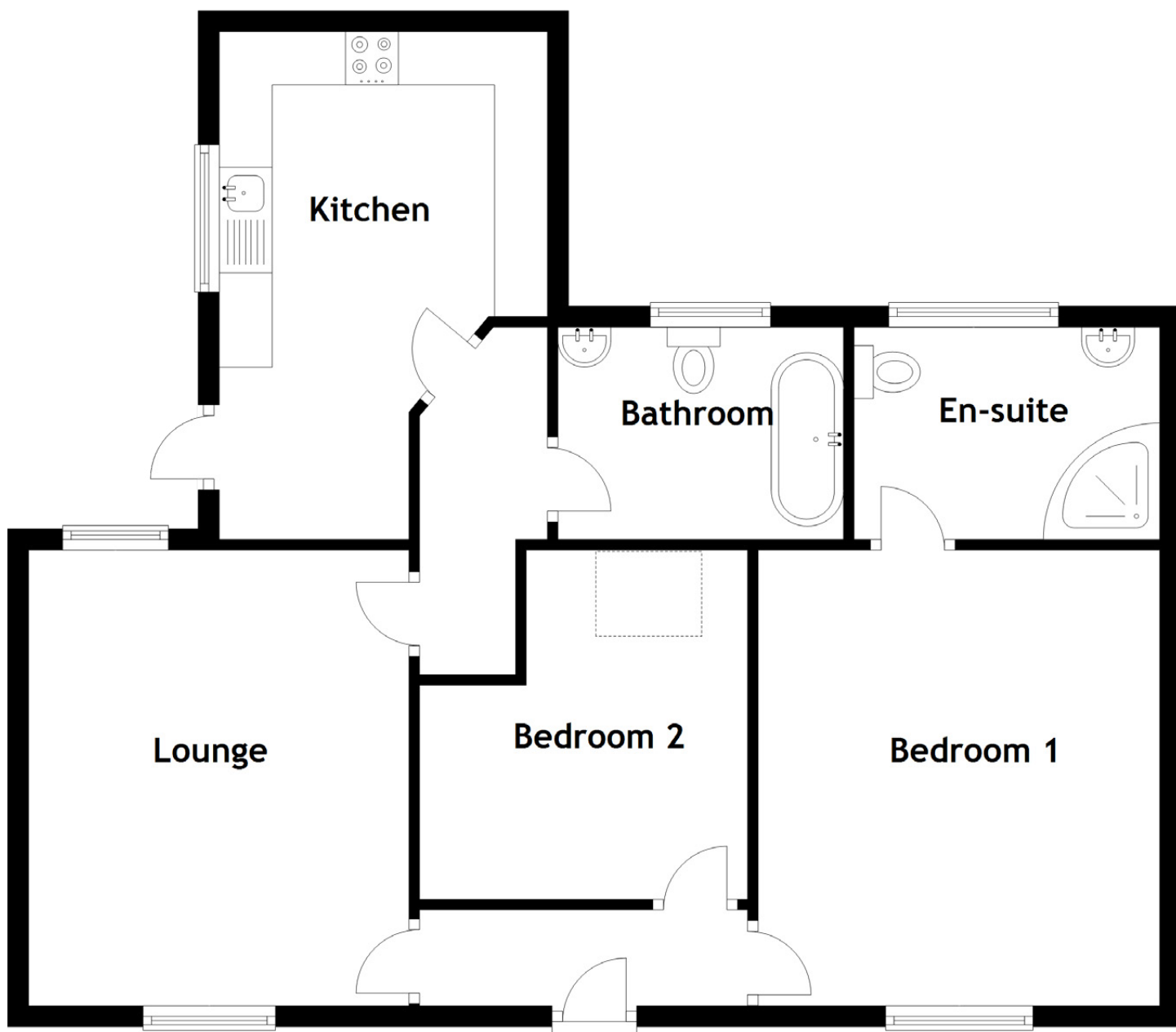




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 3.60m (11'10")	Bathroom	2.80m (9'2") x 2.00m (6'7")
Kitchen	4.80m (15'9") x 3.00m (9'10")	Gross internal floor area (m ²): 84m ²	
Bedroom 1	4.30m (14'1") x 3.80m (12'5")	EPC Rating: E	
Bedroom 2	3.30m (10'10") x 3.10m (10'2")		
En-suite	3.00m (9'10") x 2.20m (7'2")		

To the side of the house, a stone wall frames an enclosed garden laid to lawn and a large wooden garden shed. A double wooden gate accesses the rear garden; there is the potential to provide off-road parking. The garden offers a safe and private space for both pets and children.



This high-caliber modern property has been maintained to the highest standards and offers gas central heating, Hardwood double glazing, and a fully enclosed garden close to East Beach. This bungalow would make an ideal family home or buy-to-let investment.





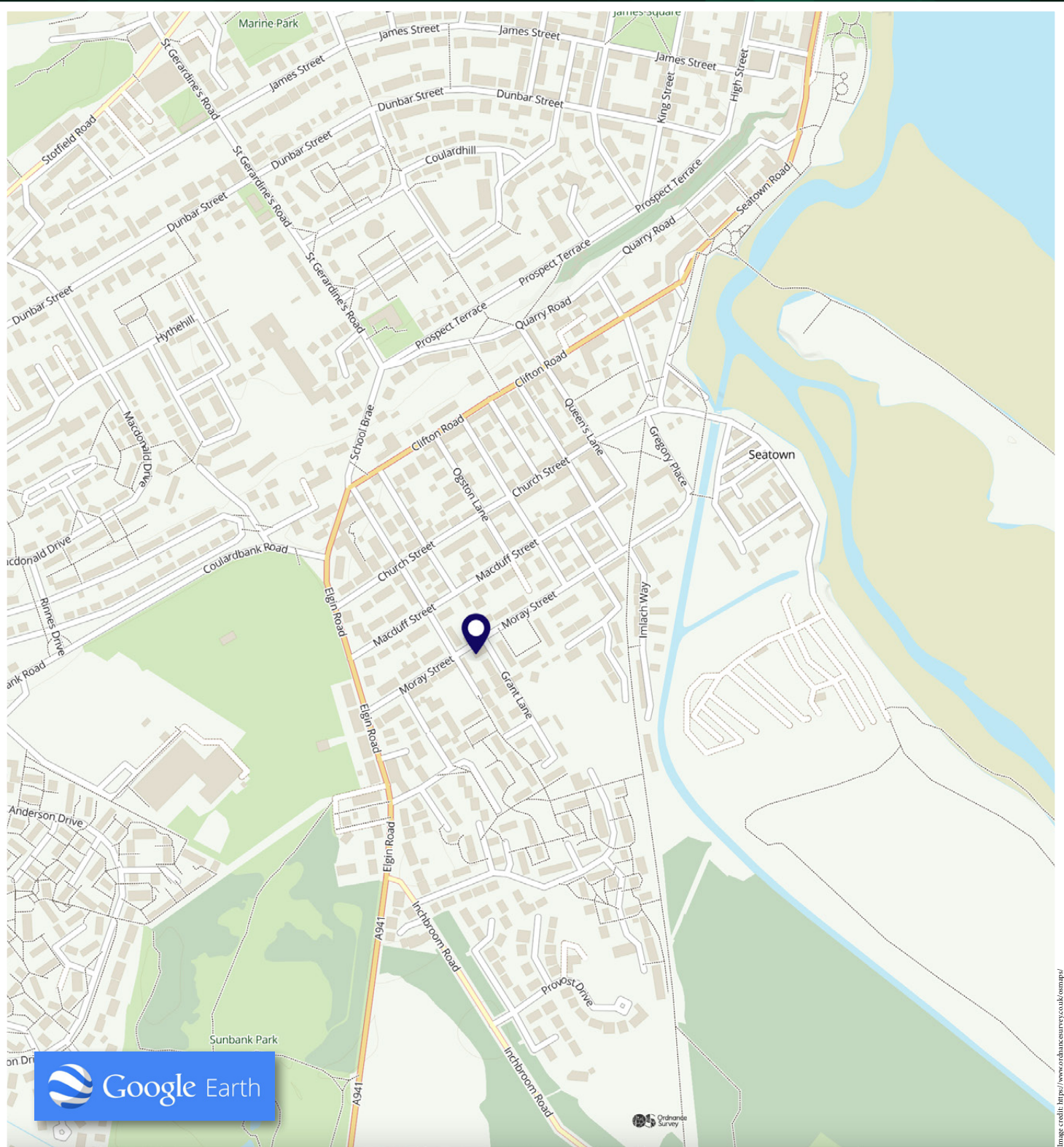
Lossiemouth is a beautiful coastal town on the Moray Firth. Renowned for its unique climate, and is known as the Riviera of the North. Situated on the Moray Coast, Lossiemouth is favoured by the mild temperatures of the Gulf Stream, miles of excellent beaches and surrounded by Laich of Moray.

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.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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