

# 3 Church Street

LOSSIEMOUTH, MORAY, IV31 6EF



*A walk-in condition three-bedroom semi-detached bungalow with a two-car driveway and single garage*



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase a walk-in condition three-bedroom semi-detached bungalow with a two-car driveway and single garage on Church Street Lossiemouth. It is ideally located for Lossiemouth High School, the seafront and Lossiemouth East Beach.

# THE LOUNGE



The accommodation comprises an entrance vestibule leading to the freshly carpeted hall where all accommodation is accessed. The comfortable family lounge has a full-width window and laminate flooring.

# THE KITCHEN



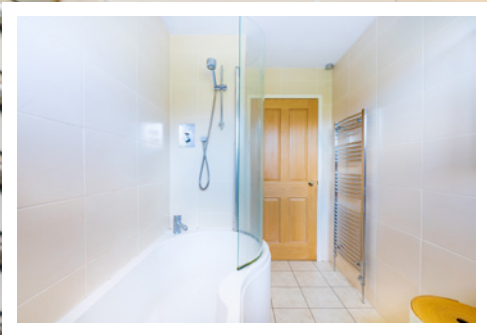
Next is a modern, well-equipped kitchen. The kitchen is complete with a Gas hob, double oven, larder fridge, and slim-line dishwasher and washing machine – all integrated with additional storage and a food preparation area. The kitchen has two practical storage cupboards with a tiled floor. A door leads to the enclosed rear garden.





The family bathroom is finished to an exacting standard with a shower bath, fully tiled floor walls, and splashback; it is bright and airy with a heated towel rail. In the hall is a good-sized storage cupboard. Finally, there are three double bedrooms, two of which have wardrobe storage and the third bedroom has a simple, curtained storage area.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



To the front of the house, a stone wall frames a lightly shrubbed area finished with stone chips. A two-car driveway leads to the single garage, which has power with an up-and-over door. A wooden gate accesses the rear garden by the garage; it benefits from raised wooden decking and a stone patio. Additionally, there is an outdoor tap and weatherproof electric point.

The garden offers a safe and private space for both pets and children.

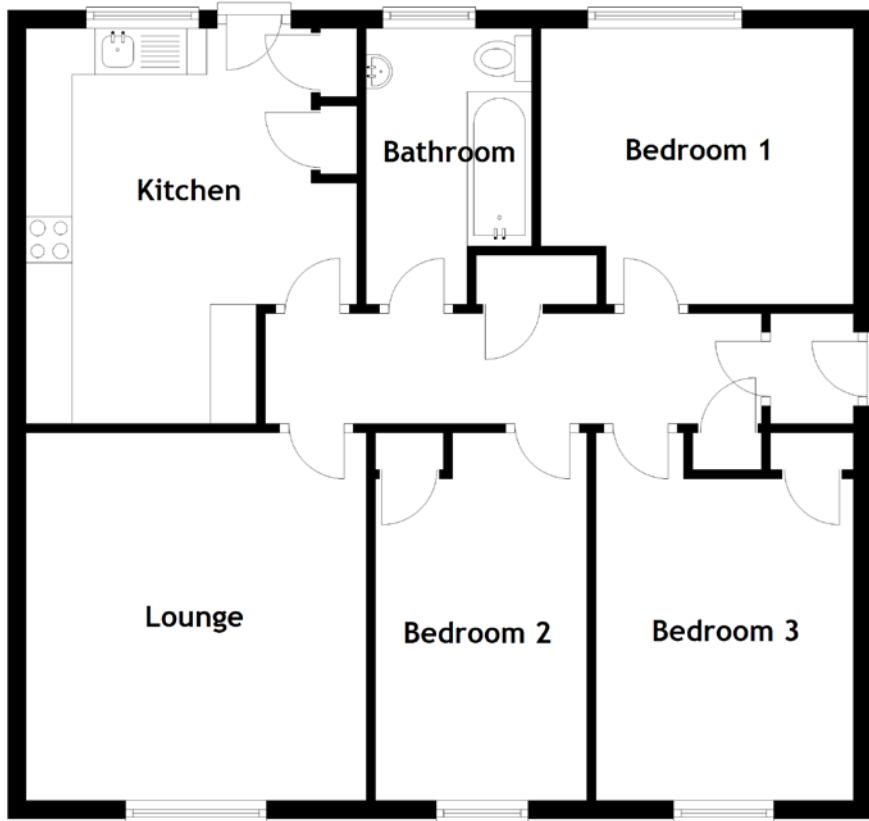
This high-calibre modern property has been maintained to the highest standards and offers gas central heating, uPVC double glazing, off road parking and a fully enclosed garden close to East Beach. This bungalow would make an ideal family home or buy-to-let investment.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge 4.00m (13'1") x 3.70m (12'2")  
 Kitchen 4.30m (14'1") x 3.60m (11'10")  
 Bedroom 1 3.40m (11'2") x 3.00m (9'10")

Bedroom 2 4.00m (13'1") x 2.30m (7'7")  
 Bedroom 3 4.00m (13'1") x 2.80m (9'2")  
 Bathroom 3.00m (9'10") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>  
 EPC Rating: D



# 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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