

12 St. Gerardines Road

LOSSIEMOUTH, MORAY, IV31 6JY



Spacious 3/4 bed semi in Lossiemouth with sea views, garden and gated parking, a fantastic blank canvas ready to modernise and make your ideal home



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Situated in the sought-after coastal town of Lossiemouth, this 3/4 bedroom semi-detached house at 12 St Gerardines Road offers an excellent opportunity for buyers looking to create their ideal home. This property is a true blank canvas, providing fantastic scope for modernisation, upgrading, and redecoration to suit your personal style and needs. Perfect for families, first-time buyers, or investors, this versatile home combines generous living space with flexible accommodation.

THE LOUNGE



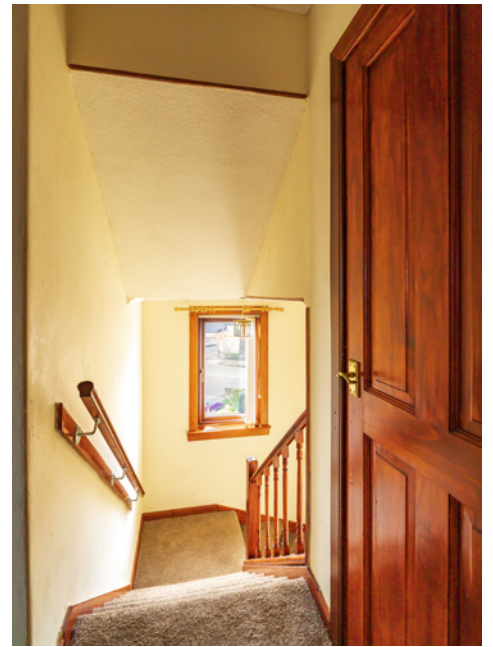
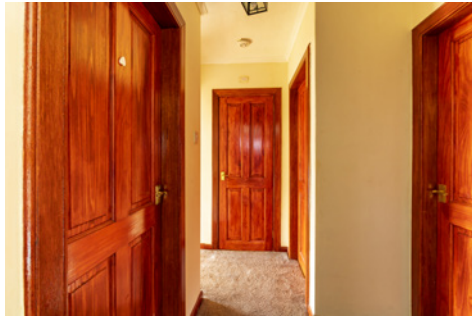
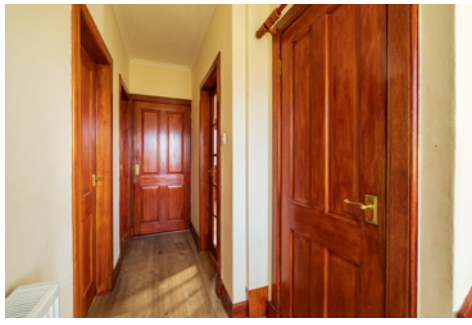
The property boasts a bright, spacious lounge perfect for relaxing or entertaining, along with a well-sized kitchen that opens directly onto the garden. The second reception room, which can also serve as a fourth bedroom, provides flexible living options. There's also a handy cloakroom and downstairs WC for added convenience.

THE KITCHEN



BEDROOM 4





Upstairs, you'll find three bedrooms, one offering a beautiful sea view, along with a family bathroom on the upper level.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



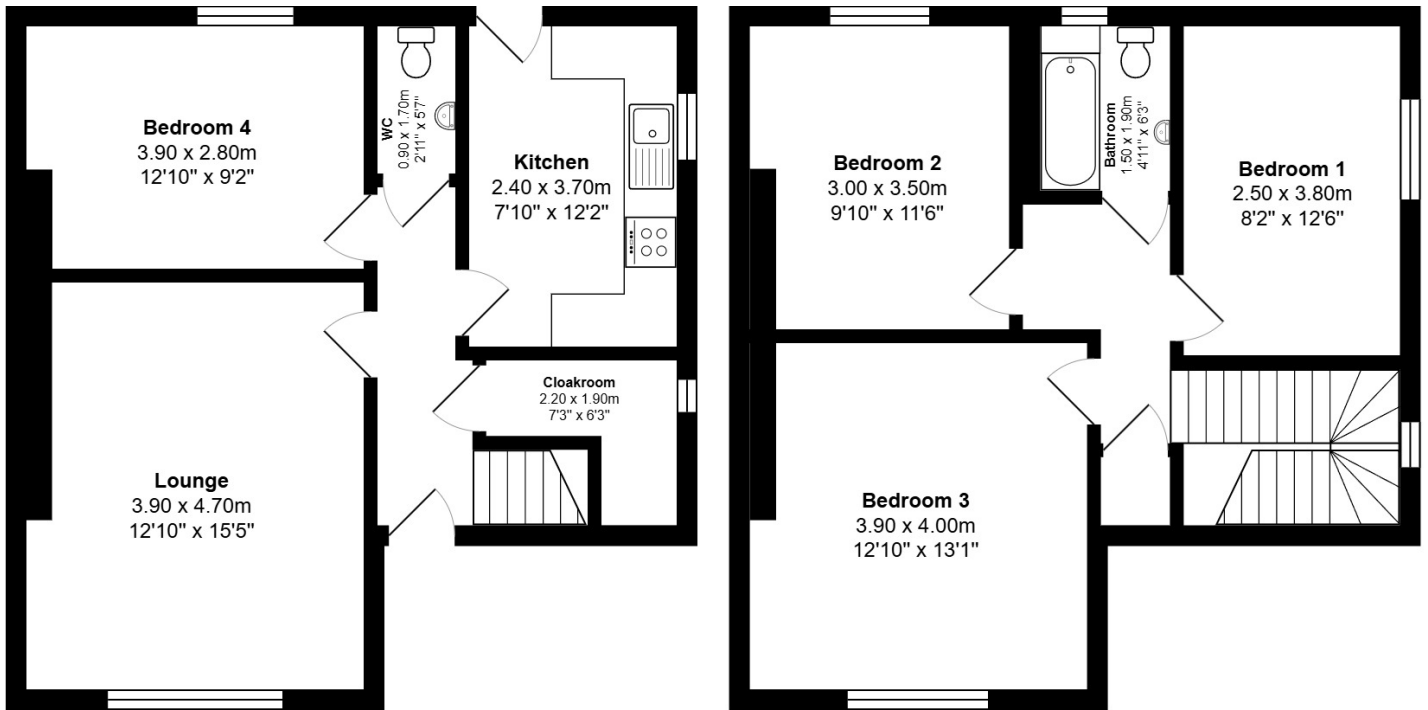
There is a private enclosed garden, ideal for relaxing outdoors, and gated off-street parking that offers both security and convenience.

This is a rare opportunity to acquire a spacious semi-detached home in Lossiemouth with huge potential. Whether you're looking to renovate, invest, or create a long-term family home, 12 St Gerardines Road offers flexibility and value.

EXTERNALS & VIEW

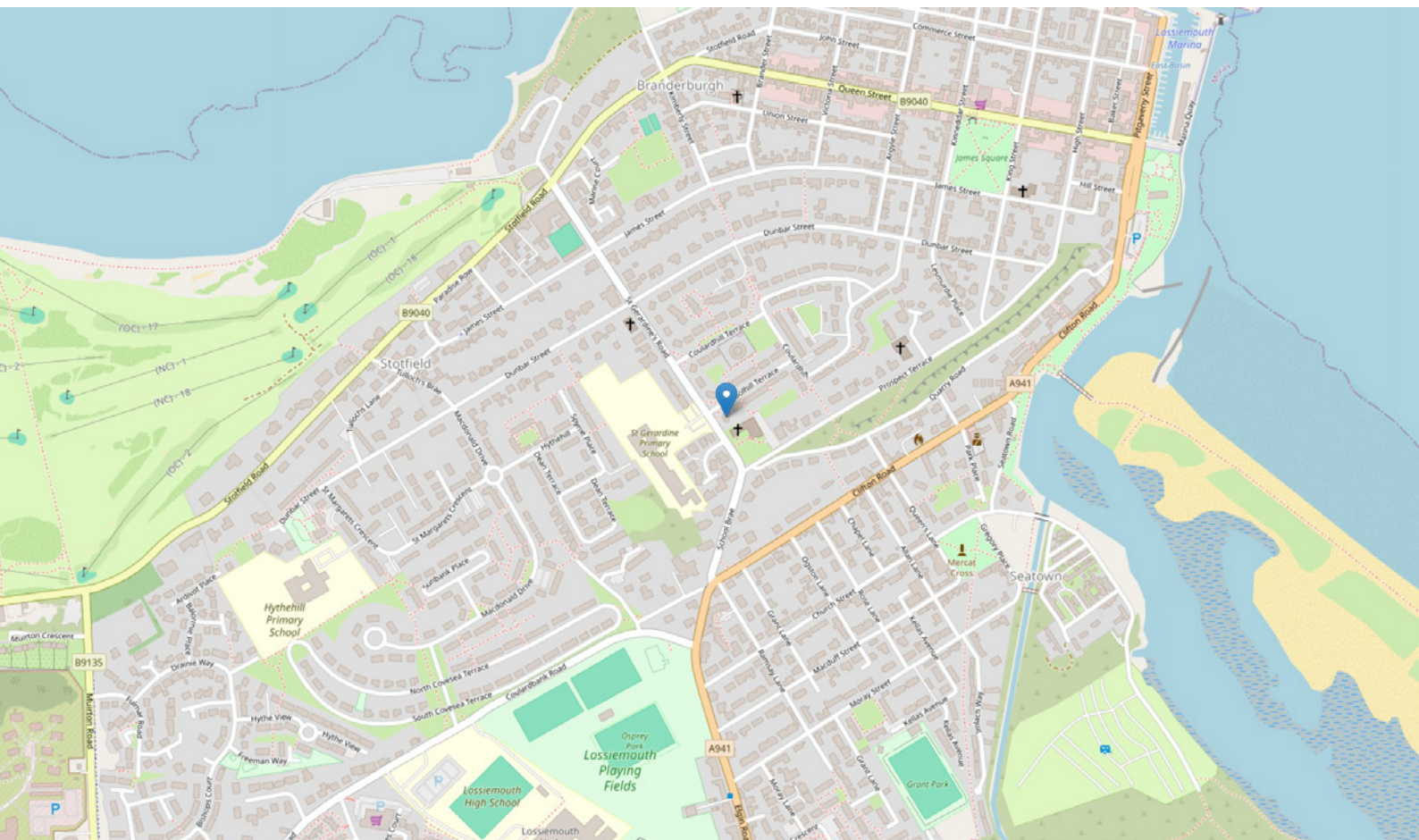


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 104m² | EPC Rating: D



THE LOCATION

Lossiemouth is a highly desirable coastal town in Moray, celebrated for its outstanding seaside setting, strong community feel and excellent lifestyle amenities. Combining coastal charm with everyday convenience, it appeals to families, professionals, retirees and second-home buyers alike. The town is renowned for its beautiful sandy beaches, including the expansive East Beach, popular for walking, swimming and water sports, and West Beach, which stretches towards the historic Covesea Lighthouse and offers breathtaking coastal scenery. These natural surroundings make Lossiemouth particularly attractive to outdoor and nature enthusiasts.





Lossiemouth has a proud maritime heritage, with its working harbour continuing to play an important role in local life. The town centre provides a good range of shops, cafés, restaurants and services, offering both traditional Scottish hospitality and modern dining options.

Educational needs are well catered for with local primary and secondary schools, while leisure facilities are plentiful. The highly regarded Moray Golf Club offers two championship links courses overlooking the coastline, drawing golfers from across the UK and beyond. The town also benefits from a range of sports clubs and community groups, including a well-supported Highland League football team, contributing to a strong sense of local identity.

Lossiemouth is well connected, with Elgin only a short drive away, providing rail links, larger retail options and further amenities. With ongoing investment in the Moray area and its continued popularity as both a residential and holiday destination, Lossiemouth remains an excellent choice for those seeking a balanced coastal lifestyle.



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