

24 Bishops Court

LOSSIEMOUTH, MORAY, IV31 6TL



An immaculate three-bedroom semi-detached villa on a mature plot with off-road parking situated on a quiet cul-de-sac in pristine walk-in condition



01343 610 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to offer a rare opportunity to purchase 24 Bishops Court, an immaculate three-bedroom semi-detached villa on a mature plot situated on a quiet cul-de-sac on the western side of Lossiemouth close to RAF Lossiemouth, in pristine walk-in condition.

THE LOUNGE



The accommodation comprises an entrance hall with stairs to the first floor, which opens into a bright good-sized lounge with French doors which open to an ultra-modern kitchen laid out in a functional horseshoe; it lacks for nothing, with excellent preparatory space, phenomenal storage, a dishwasher, a double oven, and a gas hob with a cooker hood and breakfast bar. The dining area has patio doors that access the enclosed rear garden. A small utility room off the dining area offers additional storage and laundry space. A door leading to the rear garden and a convenient WC with a rectangular bowl completes the ground floor accommodation.

THE KITCHEN



THE DINING ROOM



THE UTILITY & WC





Climb the stairs to the upper landing, which provides access to all sleeping accommodations, Three double bedrooms, two with wardrobe storage, and one with a single cupboard. Off the landing is the family bathroom, with a shower over the bath and a modern suite with a tiled splashback; it is bright and airy. A hall cupboard offers additional storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



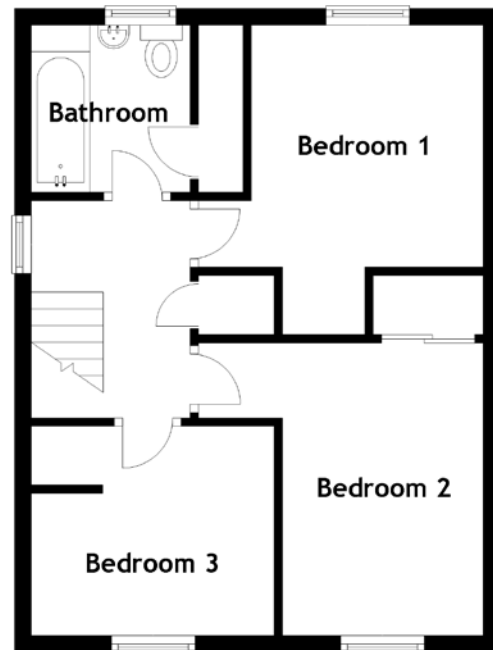
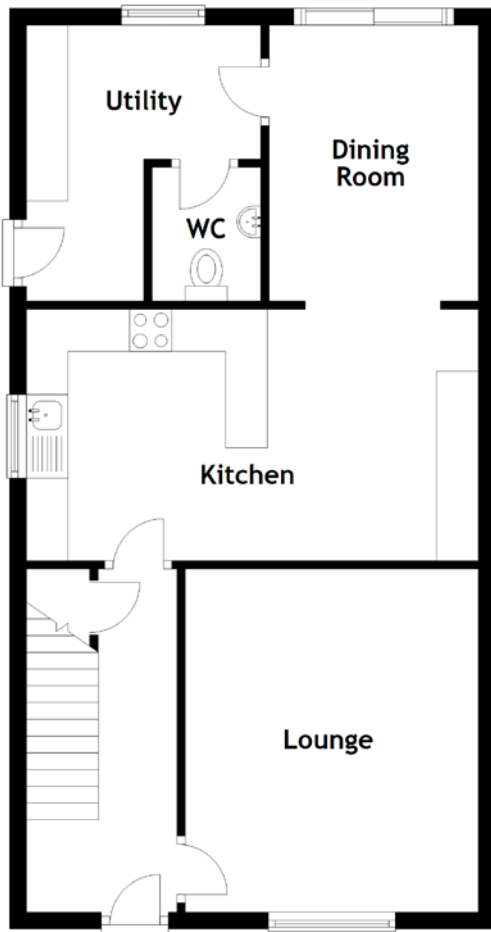
The front of the house has a sizeable lock block parking area for four cars. The garden then wraps around the property to the enclosed rear garden, laid mainly to lawn with a wooden shed and a bark patio seating area with Chiminea. There is also a stone slab patio adjacent to the dining room doors. The rear garden offers a safe and private space for pets and children but is easy to maintain and manage.

This spacious high-calibre modern property has been finished to the highest standards, sits discretely on the end of a cul-de-sac, and further benefits from Gas CH and double-glazing; this villa would make an ideal family home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

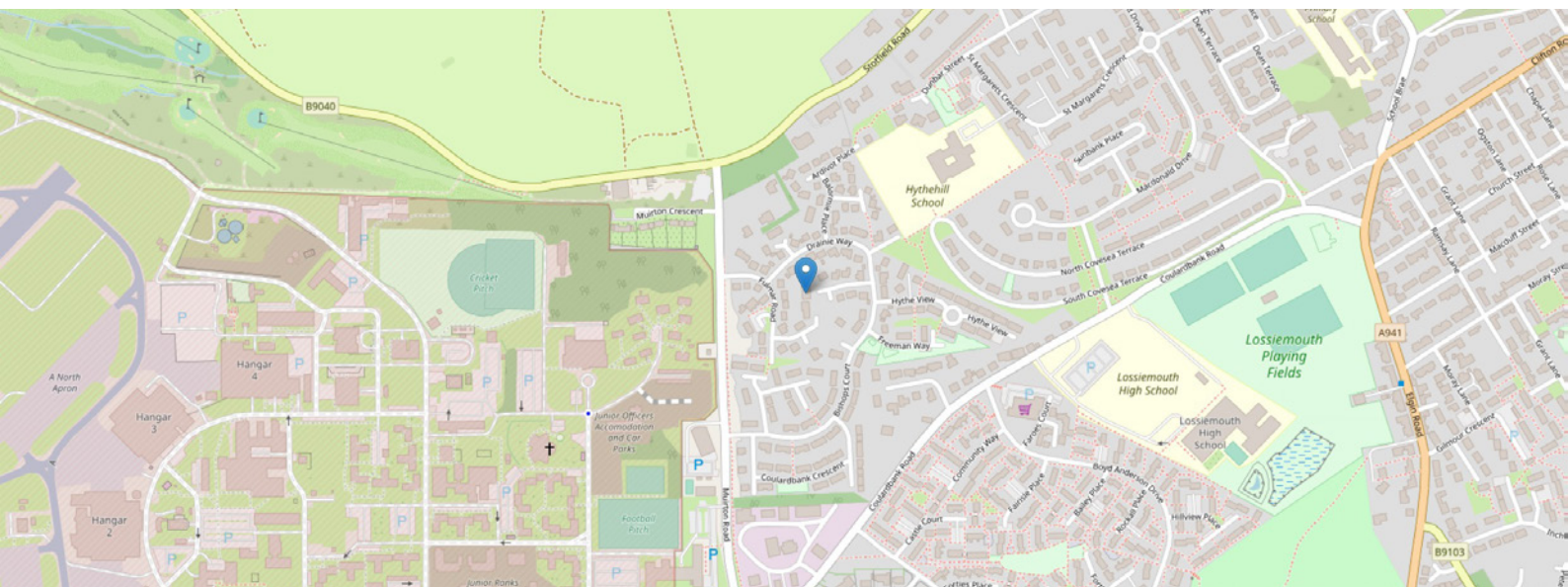


Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.50m (11'6")
Kitchen	5.40m (17'9") x 3.00m (9'10")
Dining Room	3.30m (10'10") x 2.50m (8'2")
Utility	3.30m (10'10") x 2.50m (8'2")
WC	1.60m (5'3") x 1.30m (4'3")

Bedroom 1	3.70m (12'2") x 3.40m (11'2")
Bedroom 2	3.50m (11'6") x 3.40m (11'2")
Bedroom 3	2.90m (9'6") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 96m²
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 diverse and offers spectacular walking, fishing and golf. Abundant wildlife, including Osprey, dolphins and seals, are frequently seen along this rugged coastline.

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




Solicitors & Estate Agents

Tel. 01343 610 444
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Surveyor



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ALLY CLARK
Designer

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