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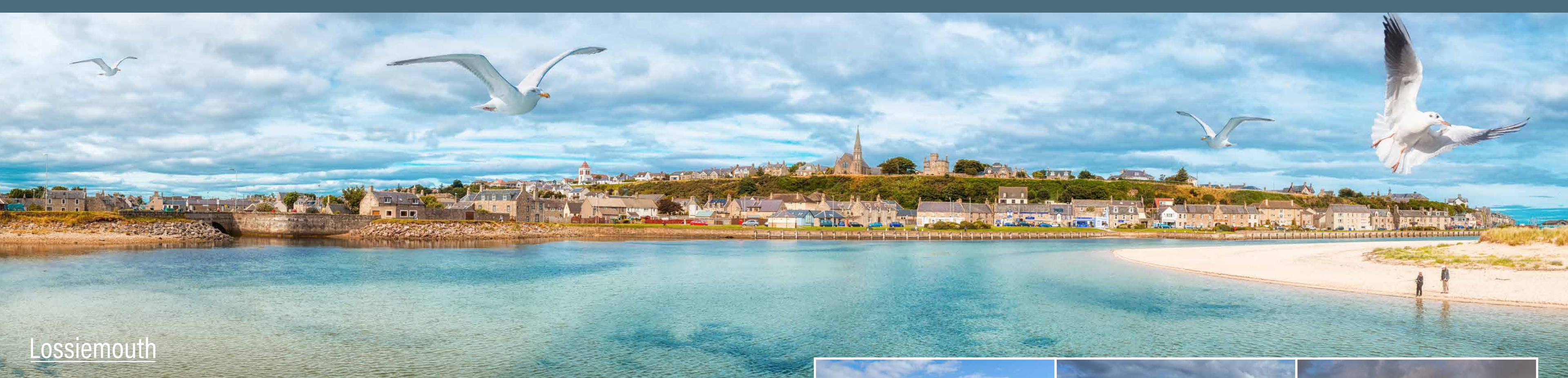
Solicitors & Estate Agents

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# 10 Steading View

MUIRTON, LOSSIEMOUTH, IV31 6QL





## Lossiemouth

Located in a small exclusive development of individually designed homes, the property is approximately 2 miles from Lossiemouth and 4 miles from the city of Elgin, both of which are easily commutable for work and local amenities.

Lossiemouth is a beautiful coastal town on the Moray Firth. It offers great services and facilities which include primary and secondary schools, local shops, supermarket, bank and post office as well

as many restaurants, hotels, cafés and pubs which cater to the thriving holiday market. The Moray coast is within easy reach and has a choice of spectacular walks on pebbled and sandy beaches. An abundance of wildlife, including dolphins and seals from time to time, can be seen along the coast.

Elgin, a cathedral city, is situated on the A96 linking the cities of Aberdeen and Inverness. Elgin provides a lifestyle and all the facilities one would expect

with modern-day city living. Excellent educational establishments are available locally including schools and higher education. It boasts numerous leisure facilities including health clubs, swimming pool, ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets and national chain stores can be found in and around the city.





## 10 Steading View

A fabulous property built in 2010, this large family home is finished to a high specification throughout, with bright, fresh and tasteful décor resulting in a most welcoming and comfortable property with a beautiful country outlook to the rear elevation.

The accommodation briefly consists of: On the ground floor, superior welcoming entrance hallway, large main lounge with space for dining, large modern kitchen with dining area which is open plan to the generous utility room. An inner

hallway with storage wardrobe leads to a double bedroom and a large family bathroom. A family room completes the ground floor accommodation.

On the upper floor, there are four further double bedrooms and a luxury fitted shower room. The double aspect master bedroom is large enough to incorporate casual seating and benefits from an en-suite shower room and wardrobe storage space. The property has excellent storage on both floors.





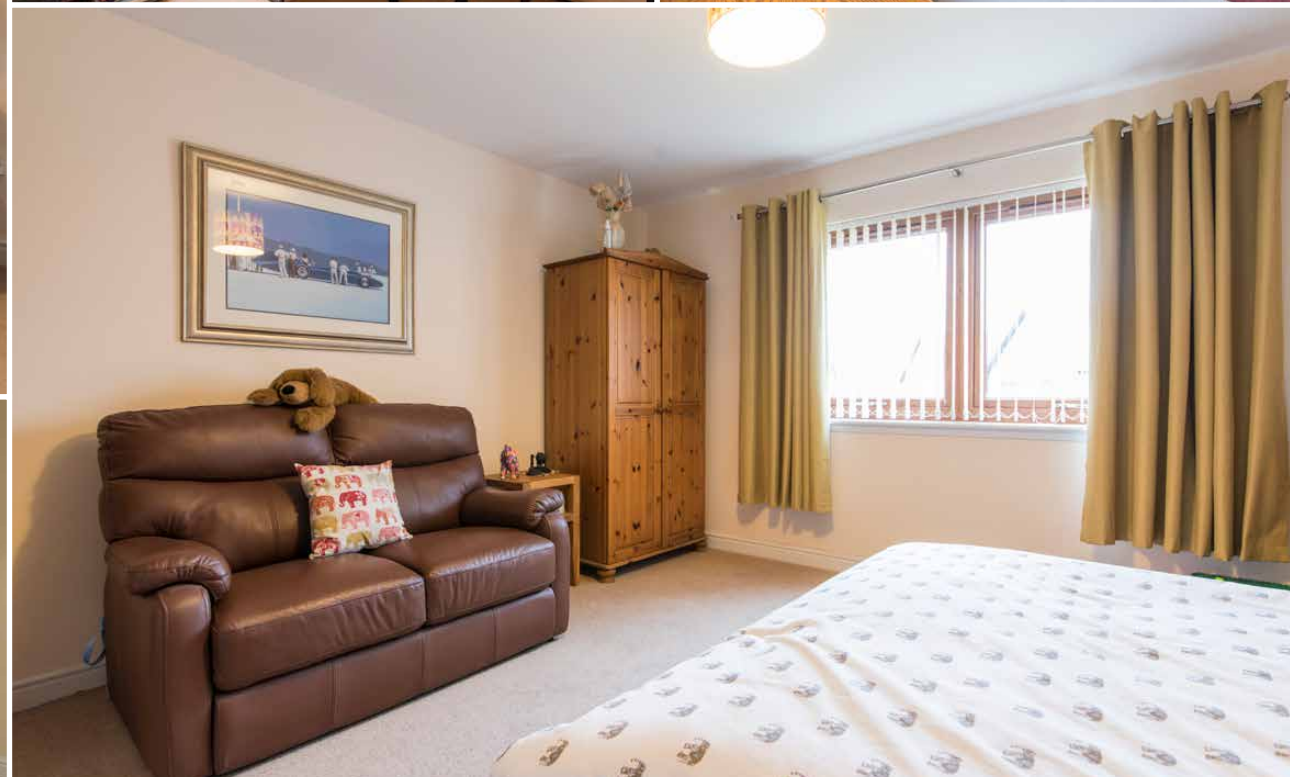


#### KEY FEATURES:

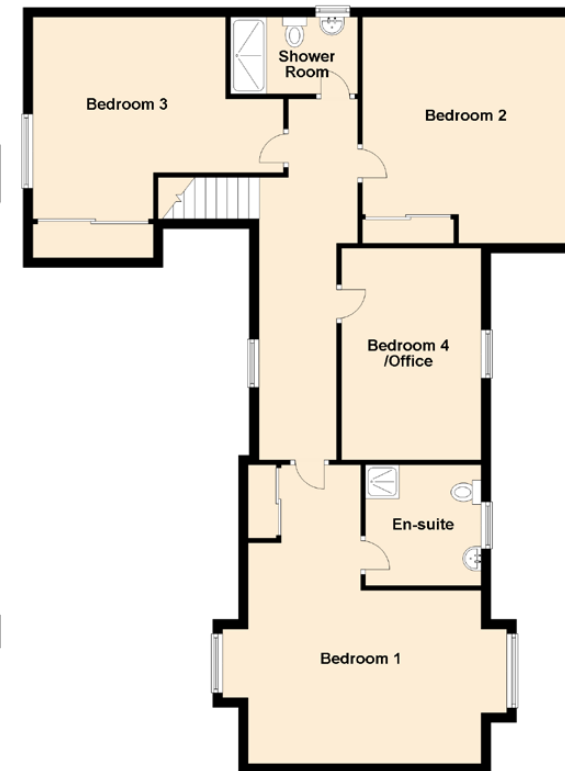
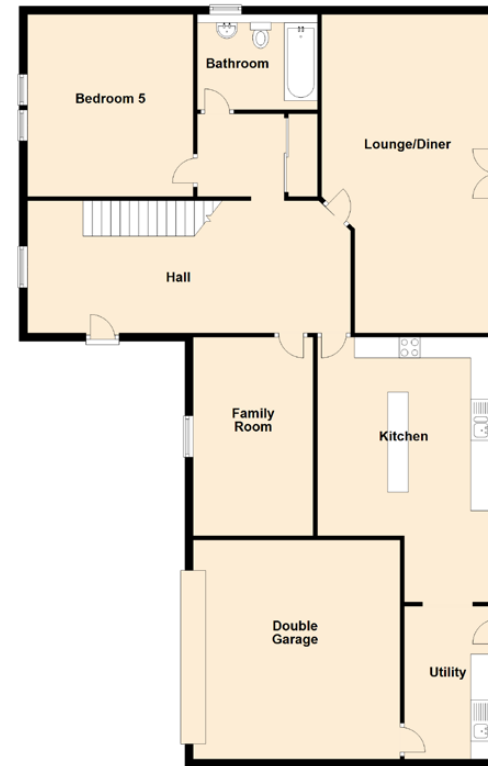
- Large entrance hallway with oak block flooring.
- Individually designed modern fitted kitchen with dining area.
- Main lounge with oak block flooring. French doors give access to the rear decked area and garden.
- Family room.
- Five double bedrooms, one of which is currently used as a home office.
- Excellent storage on both floors.
- Gas central heating.
- Double integral garage.
- Large drive which provides ample parking.











Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.70m (25'3") x 4.10m (13'5")
Kitchen	6.40m (21') x 4.20m (13'9")
Family Room	4.80m (15'9") x 3.30m (10'10")
Utility	3.40m (11'2") x 2.10m (6'11")
Bedroom 1	6.20m (20'4") x 5.90m (19'4")
Bedroom 2	4.70m (15'5") x 4.40m (14'5")
Bedroom 3	5.20m (17'1") x 4.20m (13'9")
Bedroom 4 /Office	4.40m (14'5") x 2.90m (9'6")
Bedroom 5	4.40m (14'5") x 4.00m (13'1")
Bathroom	2.90m (9'6") x 2.30m (7'7")
Shower Room	2.64m (8'8") x 1.60m (5'3")
En-suite	2.50m (8'3") x 2.40m (7'10")
Double Garage	5.30m (17'5") x 5.00m (16'5")

Gross internal floor area (m²): 246m² | EPC Rating: B

#### GARDEN GROUNDS:

The garden to the front has areas of lawn, pathways and stone chipped driveway which proves easy maintenance and allows parking for several cars. The side and rear garden have areas of lawn with a mixture of shrubs and small trees. There is a raised decked area which leads from the front to the rear garden and provides an outside area which is ideal for outside entertaining.

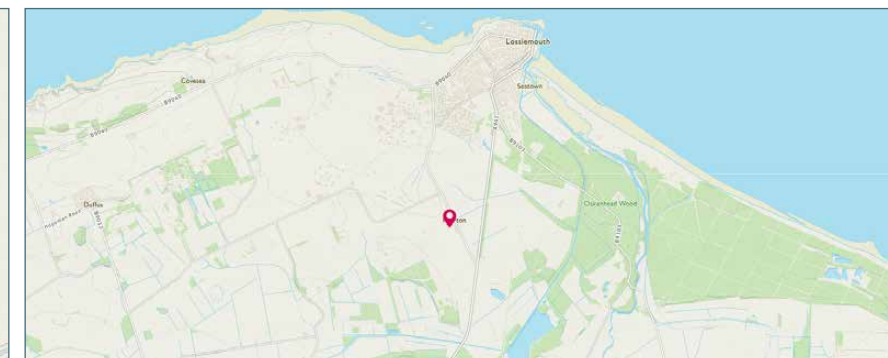
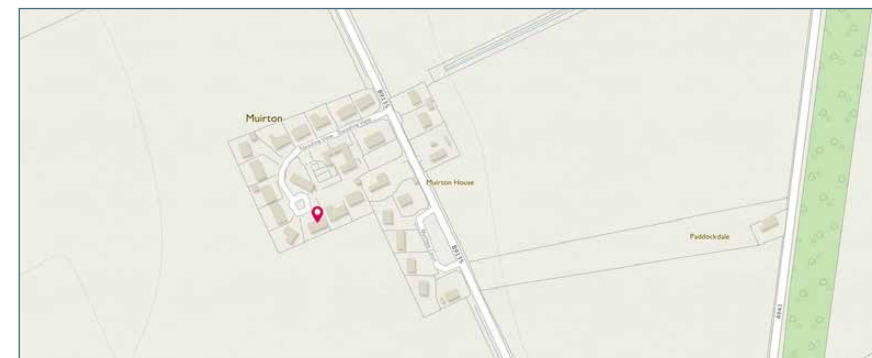


Image credit: <https://www.outlinesurvey.co.uk/comps/>





  
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