

## High Street, Lossiemouth, IV31 6PF



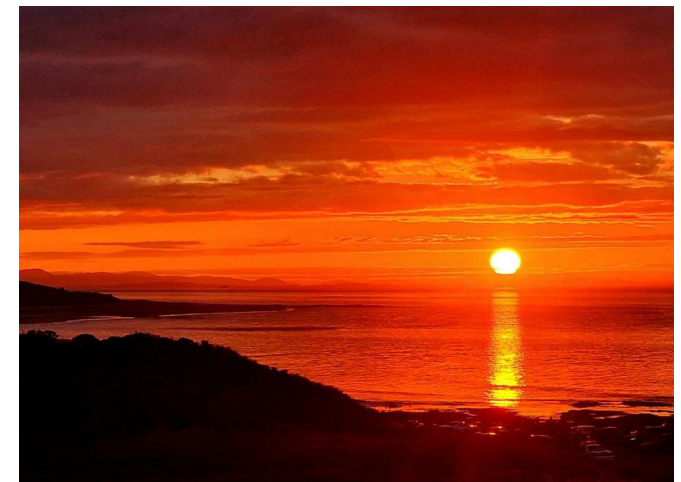
**£395,000 Freehold**


A rare opportunity for the discerning purchaser to acquire this off plan, bespoke, four bedroom executive townhouse in the heart of Lossiemouth.


The property will offer 152 square meters of luxury accommodation set over two floors.

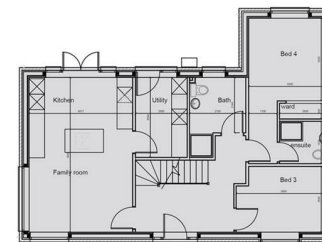
On the ground floor the property opens up into a welcoming hallway which leads off to the open plan kitchen/dining/family room you will also find two double bedrooms, one with En suite, a separate shower room and useful utility room. Ascend the stair case to the first floor and you will be greeted by a spacious lounge with picture window taking advantage of the views over the marina to the Moray Firth. The first floor boasts another two double bedrooms, one with En suite and a family bathroom. Externally the property benefits from gardens to the side and rear and off street parking for two vehicles.

Lossiemouth is nestled on the Moray Firth and offers a wealth of amenities including primary and secondary schools, health centre, two beautiful sandy beaches, links golf courses, a marina and a wide variety of dining establishments.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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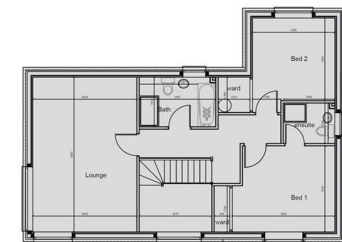


GROUND FLOOR PLAN

Kitchen/Family Room	6000mm	x	4017mm
Utility	3204mm	x	2000mm
Downstairs Bathroom	2114mm	x	2180mm
Bedroom 3	3685mm	x	2540mm
Bedroom 4	3200mm	x	3200mm
Bedroom 4 En-suite	1624mm	x	2000mm

All measurements given above are approximate and intended as a guide only.

LOCATION: 3 HIGH STREET · LOSSIEMOUTH · MORAY · IV31 6FF



FIRST FLOOR PLAN

Lounge	6000mm	x	4038mm
Upstairs Bathroom	1919mm	x	2967mm
Bed 1	3985mm	x	3334mm
Bed 1 En-suite	1560mm	x	2000mm
Bed 2	3200mm	x	3200mm

GROUND FLOOR 76m<sup>2</sup>  
FIRST FLOOR 76m<sup>2</sup>  
TOTAL 152m<sup>2</sup>

#### 4 BEDROOM DETACHED TOWN HOUSE

Bespoke detached family home located in close proximity to the marina in the coastal town of Lossiemouth.



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