

FIXED PRICE  
£279,995

OFF PLAN  
PURCHASE  
OFFERS THE POTENTIAL  
TO CHOOSE BESPOKE  
INTERNAL FINISHES SUBJECT  
TO BUILDING REGULATIONS  
AND EXTRA COSTS.



FEATURES INCLUDE: OFF-STREET PARKING · AIR SOURCE HEAT PUMP WITH UNDERFLOOR HEATING TO GROUND FLOORS AND RADIATORS TO FIRST FLOORS · SOLAR PV & BATTERY STORAGE · EV CHARGER

## 4 BEDROOM SEMI-DETACHED TOWNHOUSE

A development of 2 x 4 bedroom semi detached homes in the coastal town of Lossiemouth.



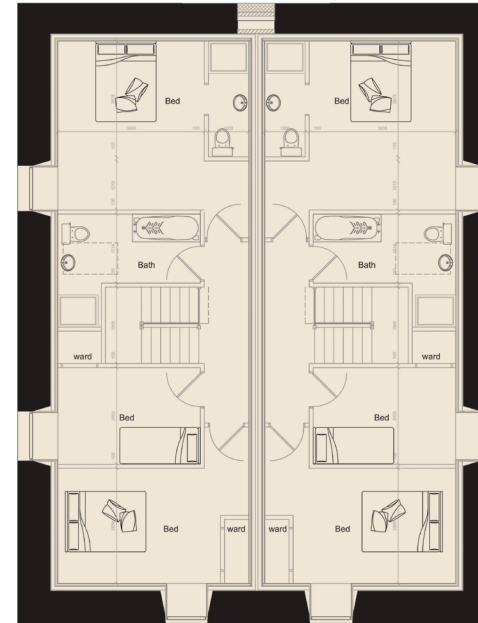
CAMERON  
& HAWKSLEY  
Property Development

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GROUND FLOOR



FIRST FLOOR

**DWELLING A**

<b>Lounge</b>	6197mm x 4738mm	<b>Bedroom 1</b>	4197mm x 3638mm
<b>Kitchen</b>	5359mm x 4738mm	<b>Bed 1 Ensuite</b>	2878mm x 1000mm
<b>Utility</b>	1800mm x 1285mm	<b>Bedroom 2</b>	4738mm x 2859mm
<b>Downstairs Bathroom</b>	3537mm x 1285mm	<b>Bedroom 3</b>	3638mm x 2400mm
<b>Bedroom 4 / Study</b>	3303mm x 2200mm	<b>Upstairs Bathroom</b>	3638mm x 1714mm

**TOTAL** 150m<sup>2</sup>

**LOCATION:** 45 CHURCH STREET · LOSSIEMOUTH · MORAY · IV31 6EJ

**DWELLING B**

<b>Lounge</b>	6197mm x 4738mm	<b>Bedroom 1</b>	4197mm x 3638mm
<b>Kitchen</b>	5359mm x 4738mm	<b>Bed 1 Ensuite</b>	2878mm x 1000mm
<b>Utility</b>	3381mm x 2542mm	<b>Bedroom 2</b>	4738mm x 2859mm
<b>Downstairs Bathroom</b>	2239mm x 2381mm	<b>Bedroom 3</b>	3638mm x 2400mm
<b>Bedroom 4 / Study</b>	3311mm x 3381mm	<b>Upstairs Bathroom</b>	3638mm x 1714mm

**TOTAL** 159m<sup>2</sup>

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

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