



Typhoon Road, Lossiemouth, IV31 6GD

Offers Over £310,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Modern Four Bedroom Detached House
- Off-Street Parking with Driveway and Garage
- Energy Efficient Air Source Central Heating
- Underfloor Heating on Ground Floor
- Contemporary Open Plan Kitchen Dining Room
- uPVC Double-Glazed Windows Throughout
- Master Bedroom with En-Suite Shower Room
- Early Entry Available
- Viewings By Appointment, 7 Days A Week
- Home Report Available On Request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!



Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Prepare for a life of modern convenience at 20 Typhoon Road, Lossiemouth. This beautifully designed four-bedroom detached home, built in 2021, offers everything you need for comfortable living, from energy-efficient features to spacious, well-thought-out interiors. As you approach the property, you'll immediately appreciate the convenience of off-street parking, with a private driveway leading to an integral garage. The stylish slate-grey front door invites you into a bright, airy hallway, where wood laminate flooring and warm cream walls are enhanced by the elegant wooden fittings, from the staircase and internal doors to the skirting boards, creating a cohesive and welcoming environment. The living room is spacious and bathed in natural light thanks to the generous front-facing windows. This room exudes warmth and comfort, enhanced by the plush carpeting underfoot. The neutral décor provides a versatile backdrop, allowing you to style the space to your taste, while the size of the room offers endless possibilities for arranging furniture to suit your lifestyle.

The heart of the home is undoubtedly the open-plan kitchen and dining area. The kitchen's cream cabinetry contrasts beautifully with dark wood worktops, creating a sophisticated yet functional space. Integrated appliances are seamlessly incorporated and the granite-coloured sink and drainer add a touch of luxury. Modern spotlights set into the ceiling and the large patio doors in the dining section flood the room with light. The dining room itself offers plenty of space for a family dining table and chairs making it a perfect spot for family meals or entertaining guests. Practicality is at the forefront of this home's design with a utility room conveniently located off the kitchen. Here, plumbing is in place for your laundry appliances, keeping the more functional aspects of daily life out of sight. The ground floor also includes a well-appointed cloakroom with a toilet and sink, ensuring that convenience is never far away.

Upstairs, you'll find four generously sized bedrooms, each designed with comfort in mind. The master bedroom is a true retreat, featuring built-in wardrobes with full-length sliding mirrored doors and an en-suite shower room, creating a private haven within your home. The other three bedrooms are equally impressive, each with built-in wardrobes behind sleek wooden doors, offering plenty of storage space for the entire family. A family bathroom, equipped with a bath with overhead electric shower, completes the upper floor, providing everything you need to cater to your family's needs.

Outside, the rear garden is a spacious and secure environment, perfect for children and pets to play. The flat lawn makes maintenance easy, while the high wooden fence ensures your privacy, creating a peaceful outdoor retreat for relaxation or entertaining. Beyond the home's stylish design and thoughtful layout, its energy efficiency is a standout feature. With an EPC rating of Band B, this property offers not just comfort but more efficient energy usage, thanks in part to the air source central heating system. This modern heating solution works in tandem with underfloor heating on the ground floor and radiators upstairs, ensuring that your home is warm and welcoming no matter the season. 20 Typhoon Road is a 'move-in' ready home. You'll find its practical design and energy efficiency perfect in this peaceful, family-friendly neighbourhood. Whether you're a growing family or simply looking for a spacious and sustainable home, this property provides the perfect opportunity for your next chapter.

ABOUT LOSSIEMOUTH

Lossiemouth, a picturesque coastal town in Moray, offers a unique blend of natural beauty, rich history and modern amenities. Known for its stunning beaches and maritime heritage, Lossiemouth is an ideal location for those seeking a serene yet vibrant lifestyle. The town boasts two magnificent beaches, the East Beach, famous for its golden sands and the West Beach, where the iconic Covesea Lighthouse stands, making Lossiemouth a haven for nature enthusiasts and water sports aficionados alike.

Lossiemouth's rich maritime history is evident in its bustling harbour, which remains a central hub for local fishing activities. Residents enjoy a variety of local amenities, including a selection of shops, cafes, and restaurants, offering everything from traditional Scottish fare to contemporary cuisine. Excellent educational facilities, such as local primary and secondary schools, ensure a high standard of education for families. Sports and leisure facilities are plentiful, with the Moray Golf Club providing two renowned links courses that attract golf enthusiasts from around the world.

Additionally, the town supports a variety of community clubs and activities, including a team in the Highland League, fostering a strong sense of community spirit. Benefiting from good transport links, with easy access to nearby Elgin and the wider Moray region, Lossiemouth is an attractive destination for prospective homeowners looking to enjoy the best of life in Moray.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric.

Council Tax Band: E

EPC Rating: B (82)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



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 1

 125 m²





Ground Floor
Approximate Floor Area
821 sq. ft.
(76.2 sq. m.)

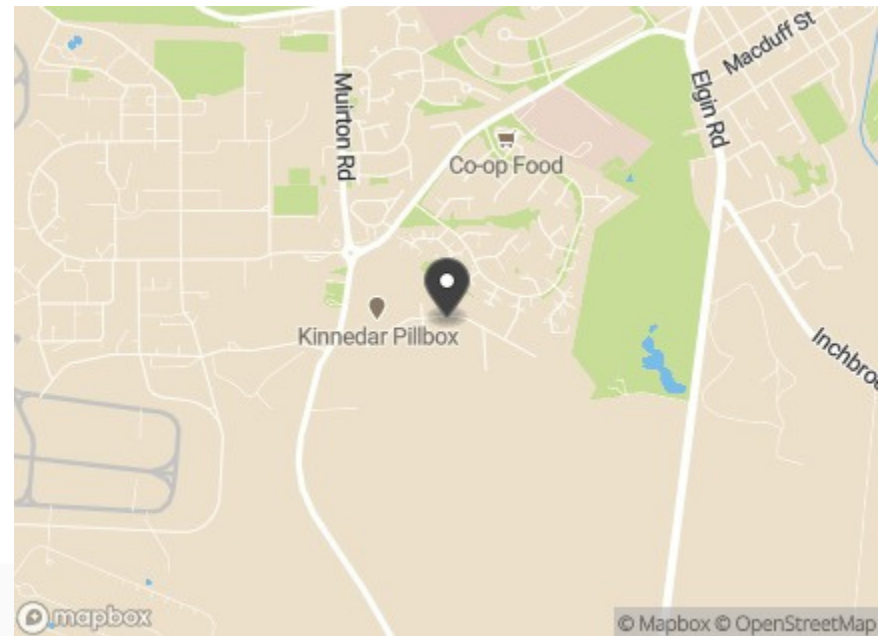


First Floor
Approximate Floor Area
785 sq. ft.
(72.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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