



74 QUEEN STREET

LOSSIEMOUTH, IV31 6PT

£270,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to welcome this charming home located in the highly desirable coastal town of Lossiemouth, to the market. The property is impeccably presented and features numerous enhancements both inside and out, making it the perfect choice for those seeking a residence that seamlessly combines timeless character with modern functionality.

Step inside to discover a spacious living and dining room, complete with a cosy log burning stove that adds warmth and ambiance. The stylish kitchen features underfloor heating, providing a comfortable cooking experience even on cooler days. With three generous bedrooms and two well-appointed bathrooms, this home offers ample space for families or guests. There is plenty of storage inside a outside there is a garage with utility area and the secure landscaped garden provides a private retreat, featuring a decked area with a sunken hot tub, perfect for relaxation and entertaining. This attractive property truly is in walk-in condition and within easy reach of local amenities, including incredible East and West beaches.

Included in the sale are all fitted floor coverings, window blinds and integrated appliances.

**ARANCI
& FIRTH**
PROPERTY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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