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## Plot 40, Inchbroom Pines, Lossiemouth IV31 6FN

**PRICE REDUCED BY £4000**



This five bedroom Tulloch of Cummington house provides comfortable and well laid out family accommodation on two levels, with a south facing rear garden.

HIGH QUALITY FINISH WITH FYFESTONE FRONTAGE

FIVE LARGE DOUBLE BEDROOMS

EN SUITE TO MASTER BEDROOM

INTEGRAL DOUBLE GARAGE AND UTILITY

FULLY TURFED FRONT GARDEN

DESIGNER FITTED KITCHEN AND LUXURY BATHROOMS OF YOUR CHOICE

CHOICE OF PAINT COLOUR TO EACH ROOM

OPTIONAL SUN LOUNGE TO REAR

OPTIONAL 6 BEDROOM DESIGN

FREEHOLD

Price From  
£484,750

E1053

Lossiemouth is described as the 'jewel in Moray's crown', boasting a championship golf course, two large sandy beaches, yachting marina and esplanade area with seafront cafes and restaurants.

This five bedroom Tulloch of Cummington house provides comfortable and well laid out family accommodation on two levels, with a south facing rear garden.

Featuring a downstairs bedroom/study which could be removed to provide a large open plan kitchen/diner/family area, and a large living room with option to add a 6th bedroom or sun lounge, this executive house offers all the conveniences, security, low maintenance and energy efficiency provided by modern construction.

Energy efficiency has been well thought of with high levels of insulation and airtightness, underfloor heating and an eco-friendly air source heat pump ensuring high levels of comfort and low heating bills.

The selling price includes a high quality internal finish with a choice of designer fitted kitchens, luxury bathroom sanitaryware and the option to further personalise the interior.



*Disclaimer: Images are from similar housetypes and a representation of what the finished product could look like.*



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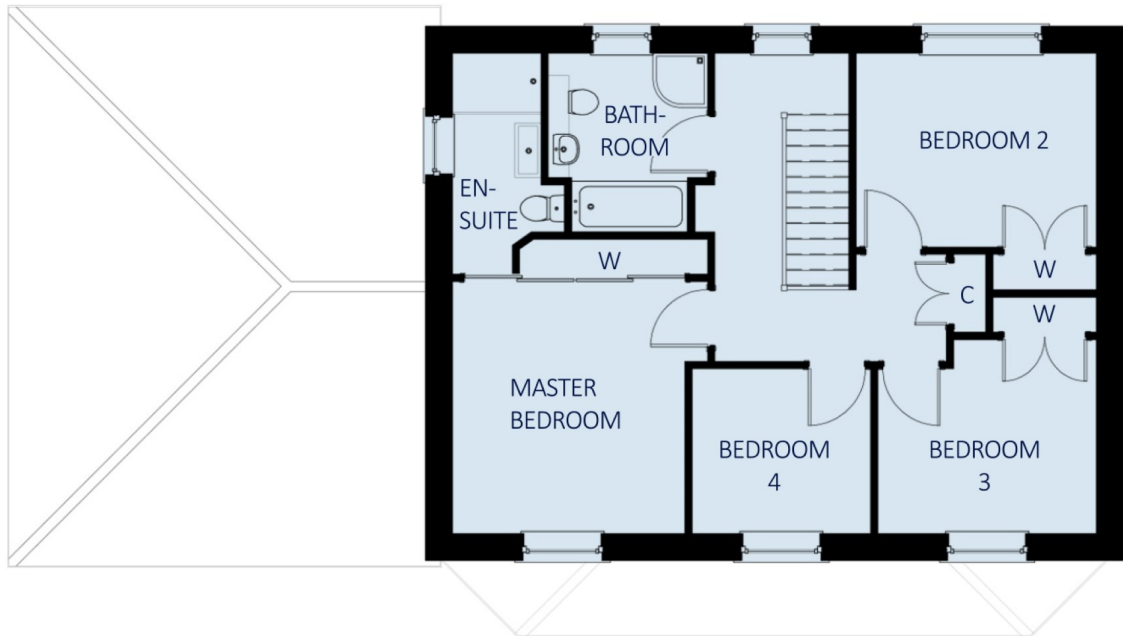
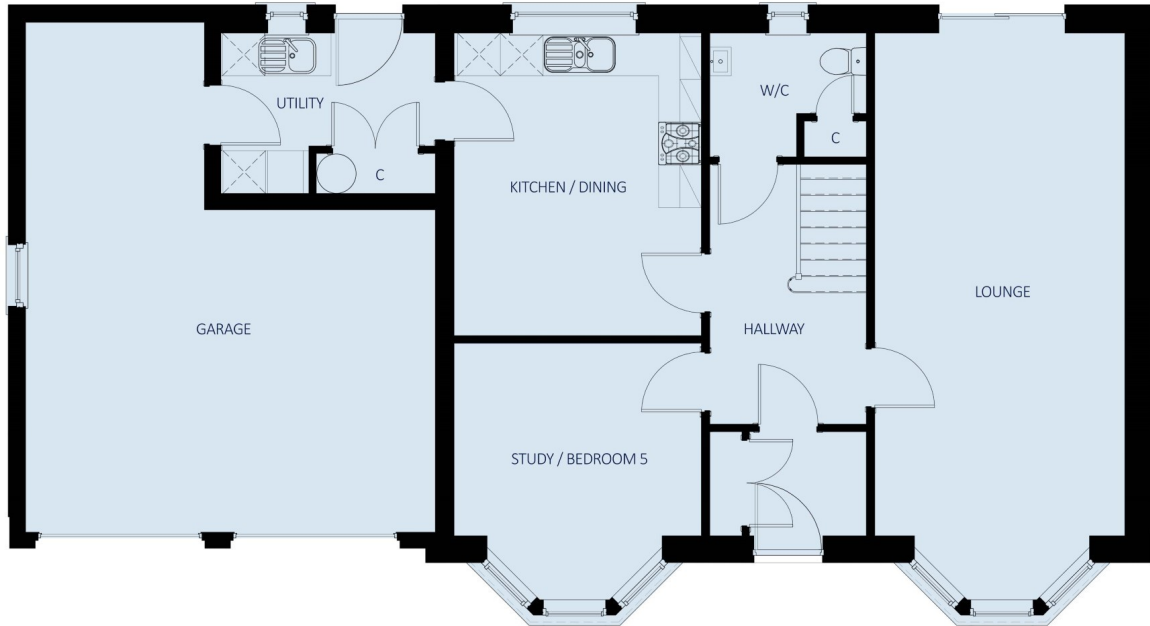


**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

**Room Sizes:**

- Lounge 3510 x 7050
- Kitchen/Dining Area 3510 x 4245
- Study/Bedroom 5 3510 x 2700
- Utility 3010 x 2250
- WC 2195 x 1740
- Vestibule 2195 x 1460
- Garage 5750 x 7150
- Sun Lounge (optional) 3600 x 3460
- Master Bedroom 3410 x 3700
- En Suite 1300 x 3245
- Bedroom 2 3525 x 2850
- Bedroom 3 3210 x 2850
- Bedroom 4 2620 x 2420
- Bathroom 2340 x 2630

*All room sizes are approximate and may vary due to nature of construction. The above details do not form any part of a contract and are for illustration purposes only.*



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.