



19 UNION STREET LOSSIEMOUTH, IV31 6BD

£200,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this charming period property situated on Union Street in the highly sought-after coastal town of Lossiemouth. Ideally located within easy reach of an excellent range of local amenities, schools, cafés, and the stunning East and West beaches, this delightful home offers the perfect blend of character, comfort, and coastal living.

Internally, the property provides bright and spacious accommodation throughout. Upon entering, you are welcomed into a well-proportioned dining room offering an excellent space for family living and entertaining guests while the generous living room is ideal for relaxing evenings. The kitchen overlooks the attractive rear garden and benefits from a door leading directly outside, creating a wonderful connection between the indoor and outdoor spaces.

The property boasts three well-sized bedrooms, including a principal bedroom with en-suite shower room, alongside a further family bathroom. Good storage is provided throughout, adding to the practicality and appeal of the home.

A particular feature of the property is the large, secure south-facing garden, offering an excellent outdoor space to enjoy throughout the warmer months. Complete with a patio area and garden shed, it is perfect for outdoor dining, entertaining, or simply relaxing in the sunshine.

Offering spacious accommodation in a desirable seaside location, this lovely home is ideally suited to first-time buyers, young families, or those looking to enjoy all that the beautiful Moray coastline has to offer. Early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

 **ARANCI
& FIRTH**
PROPERTY

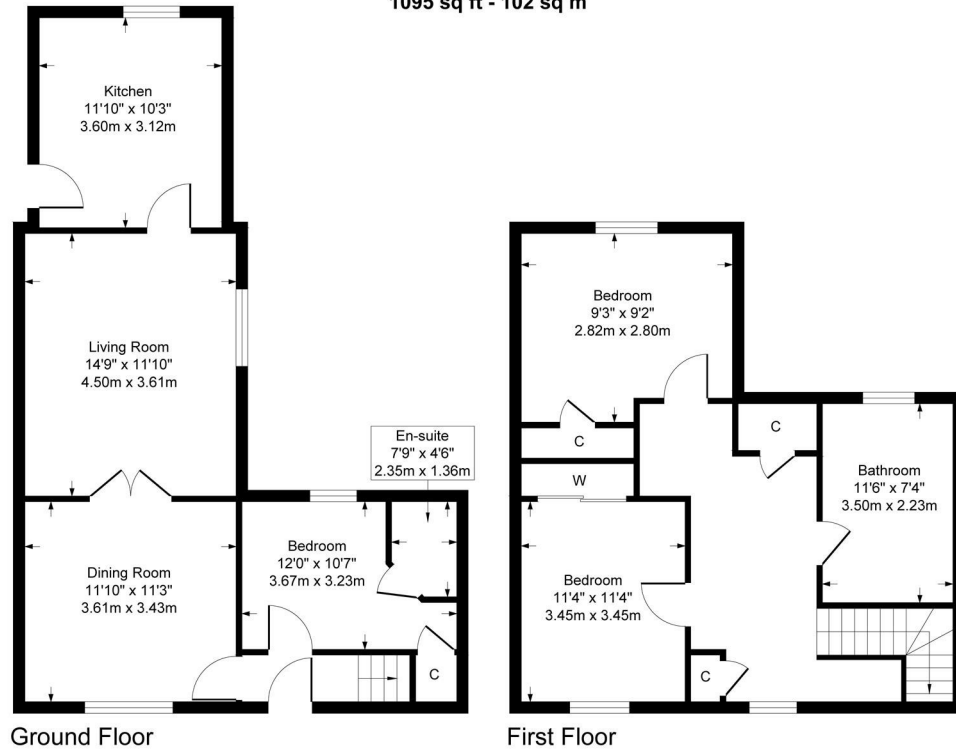
19 UNION STREET

- Charming period home in sought-after coastal location
- Short walk to Lossiemouth's stunning East and West beaches
- Bright and spacious living accommodation throughout
- Generous dining room ideal for entertaining
- Three well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Kitchen overlooking the attractive rear garden
- Excellent storage throughout the property
- Large secure south-facing garden with patio area
- Ideal purchase for first-time buyers or young families





Approximate Gross Internal Area
1095 sq ft - 102 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(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: B

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.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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