

37 MacDonald Drive

LOSSIEMOUTH, IV31 6LU



A beautifully upgraded four-bedroom family home with exceptional living space, superb landscaped gardens and further potential



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An exceptional extended family home offering approximately 146 sq m of beautifully presented accommodation, combining generous proportions, a versatile layout and a superb standard of finish throughout. Significantly upgraded by the current owners, the property offers excellent family accommodation together with an outstanding landscaped rear garden and exciting development potential.

THE LOUNGE/DINER /KITCHEN



The heart of the home is the impressive open-plan kitchen, dining and living space. The modern fitted kitchen, complete with integrated appliances including a dishwasher, flows seamlessly into the dining and living areas, where patio doors open onto the rear garden. An original open fireplace adds warmth and character to the family living area.



A large utility room and WC sit conveniently alongside the kitchen, with the utility room offering driveway access and a large sink, ideal for family life and muddy boots. The kitchen, utility room, WC and substantial dual-aspect reception room all benefit from underfloor heating, with gas central heating radiators throughout the rest of the property.



A further substantial dual-aspect reception room offers excellent flexibility as a sitting room, family room, home office or second living space, with generous proportions and excellent natural light.

THE SITTING ROOM





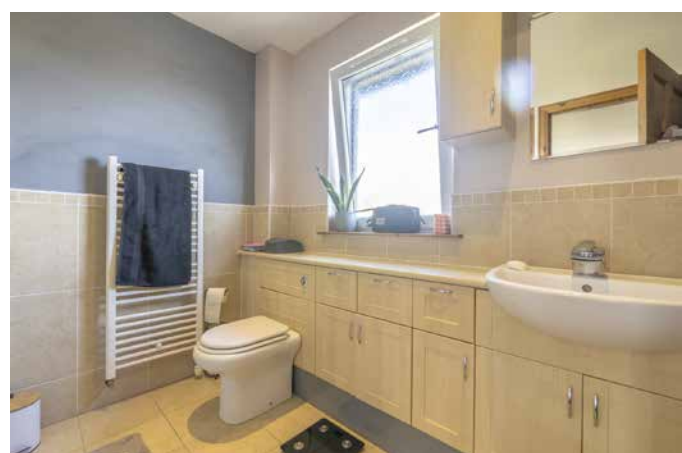
Upstairs, the impressive principal bedroom provides a generous retreat with double front-facing windows, extensive built-in wardrobes, a large walk-in wardrobe and a stylish en-suite shower room. Three further well-proportioned bedrooms and a family bathroom complete the upper floor, ideal for a growing family, guests or home working.

The loft has been substantially upgraded, finished with carpeting, plasterboard lining, Velux windows, heating, electrical power and built-in eaves storage. Subject to planning and building regulations approval and installation of a suitable staircase, it offers exciting potential as an additional bedroom or living area. A separate storage loft is accessed via a pull-down ladder. The property also benefits from hard-wired network and data points to most rooms, linked to a central hub in the loft, ideal for home working, gaming and streaming.

THE BATHROOM



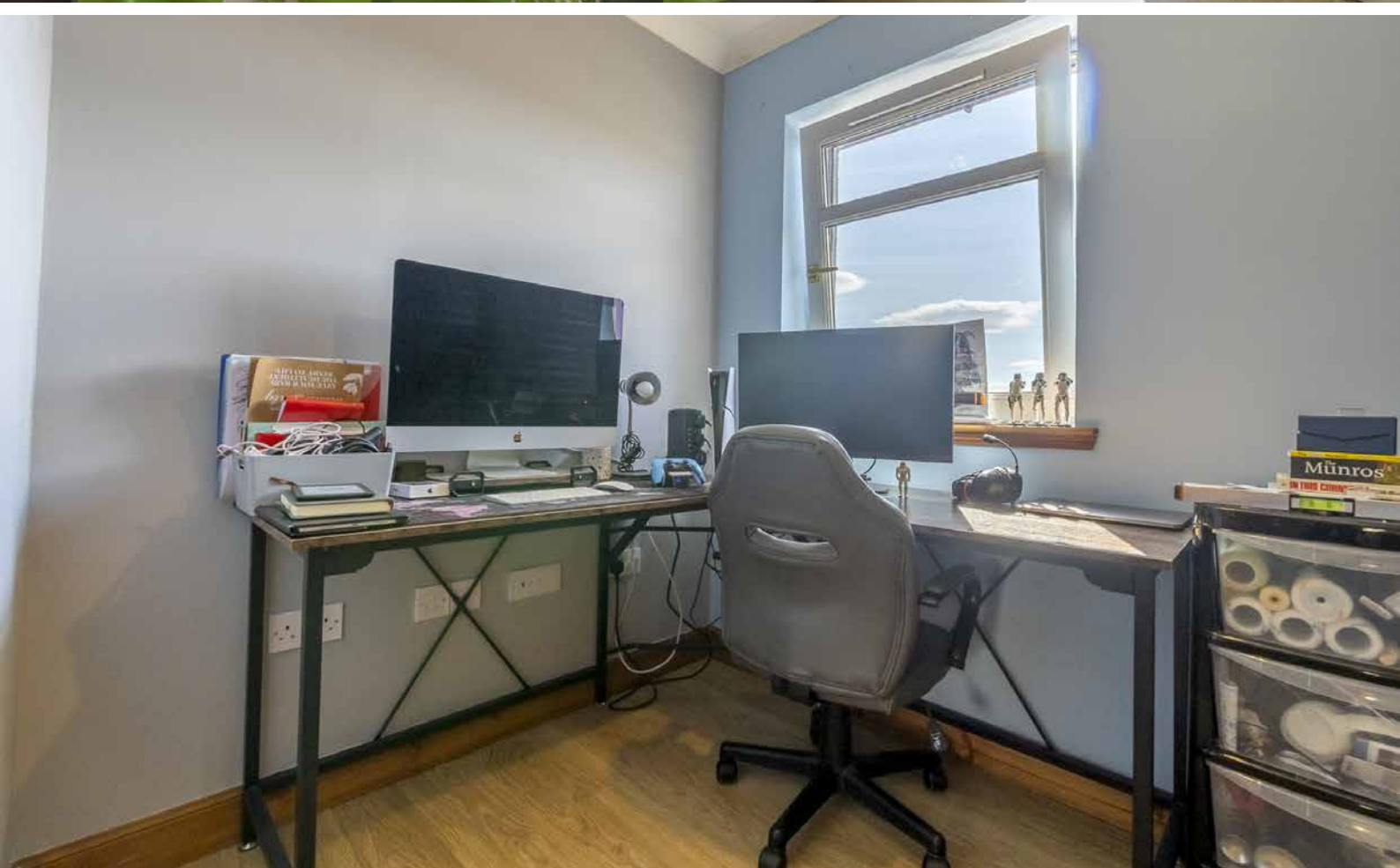
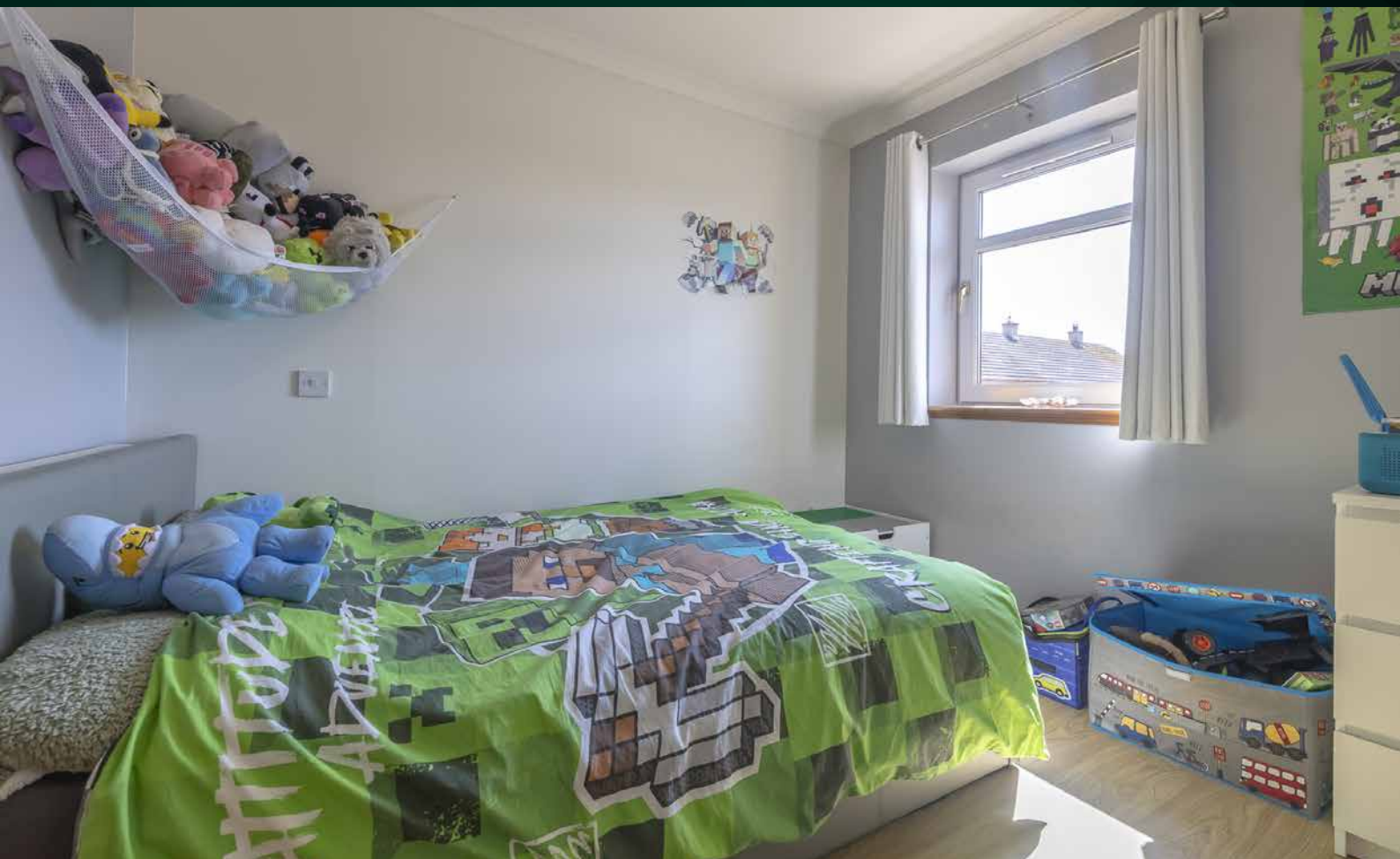
BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4

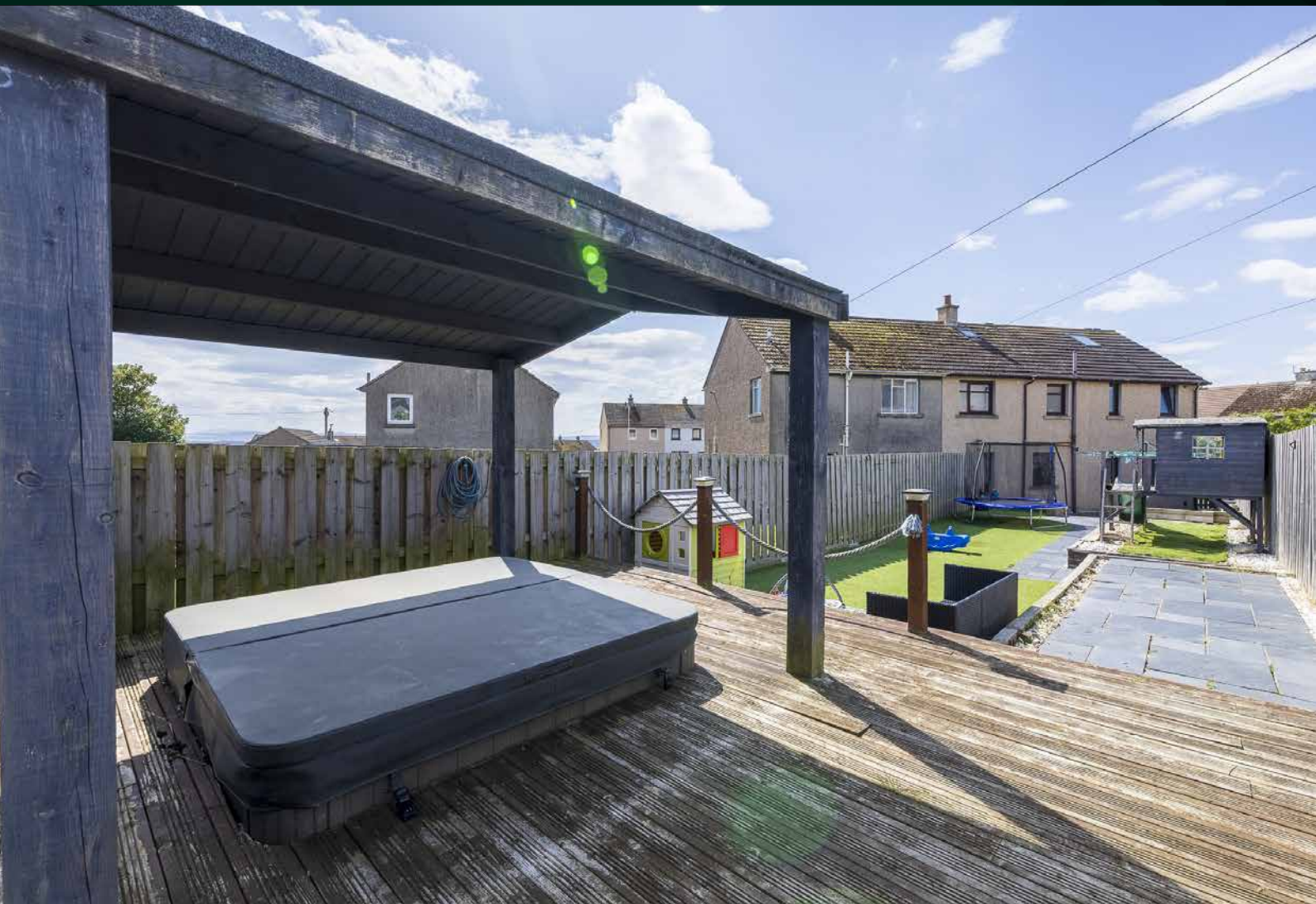


The rear garden is a particular highlight. Fully landscaped for private, low-maintenance entertaining, it features a slabbed patio leading to artificial lawn and decking, a hot tub, a powered summer house and new privacy fencing for a secluded setting. A gate at the bottom leads to a quiet, car-free lane with a pedestrian route to Coularbank Park and the playing fields. Both St Gerardine's and Hythehill Primary Schools are within walking distance.

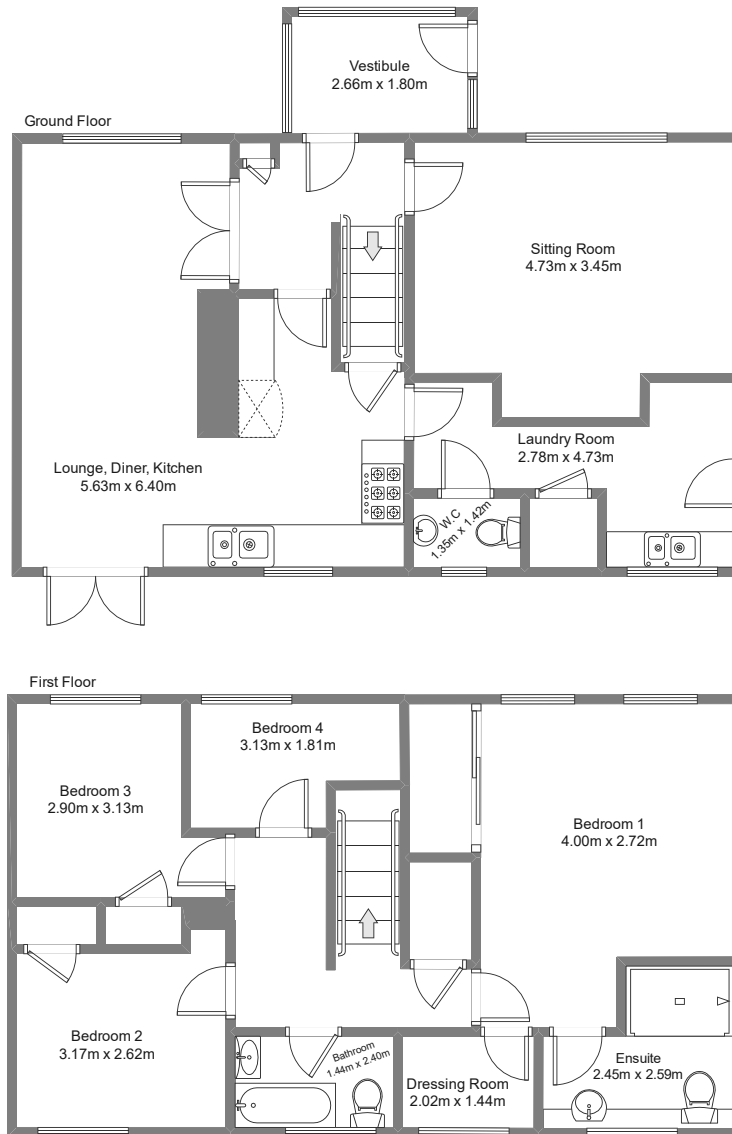
To the front, a driveway provides parking for two cars, with an entrance porch creating a welcoming approach. Though part of Macdonald Drive, the property sits tucked away within a quiet residential pocket, away from passing traffic. Lossiemouth's renowned beaches, shops, schools and transport links are all within easy reach.

Overall, this is a substantial, beautifully upgraded family home offering approximately 146 sqm with genuine potential to grow further. Properties of this calibre are rarely available, and early viewing is highly recommended.

EXTERNALS

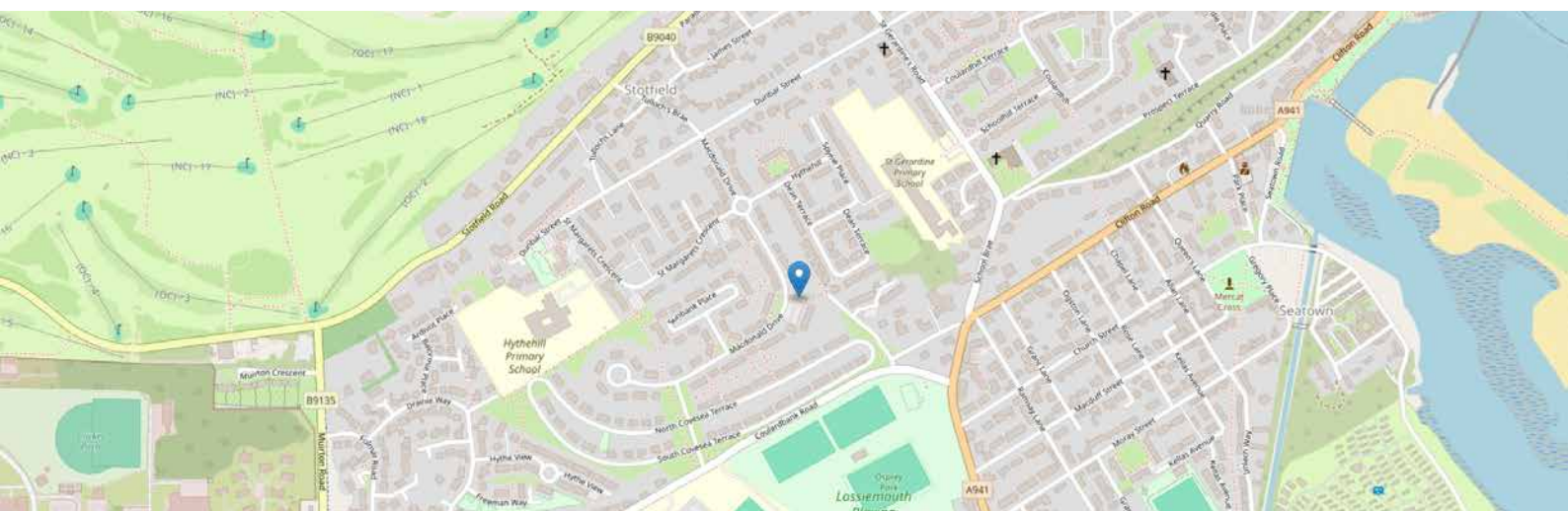


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 149m² | EPC Rating: C



THE LOCATION

Lossiemouth is one of Moray's most desirable coastal towns, renowned for its stunning sandy beaches, picturesque harbour and excellent range of local amenities. Often referred to as the Jewel of Moray, the town offers an enviable lifestyle that combines coastal beauty with everyday convenience.





The property sits within easy reach of supermarkets, independent shops, cafés, restaurants and leisure facilities. Families are particularly well served, with both primary and secondary schools within walking distance. Outdoor enthusiasts will find beautiful East and West Beaches, scenic coastal walks, championship golf courses, a marina and water sports all close by.

Lossiemouth benefits from strong transport links to Elgin, Inverness and Aberdeen, making it an attractive choice for commuters as well as those seeking a more relaxed pace of coastal living.



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