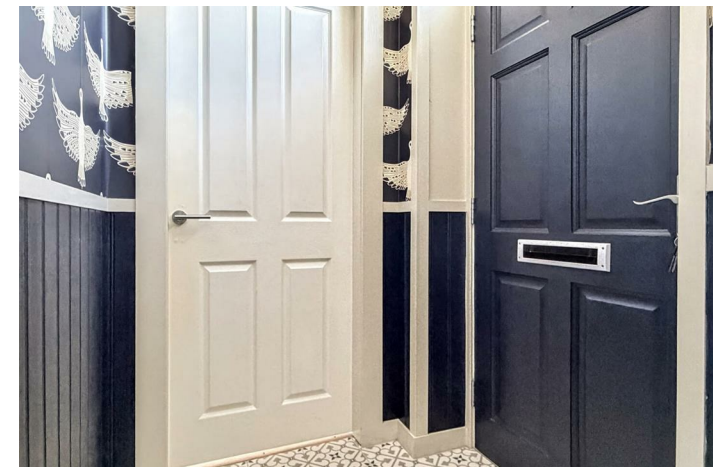




37 ELGIN ROAD

LOSSIEMOUTH, IV31 6HD

£160,000
FREEHOLD

Deena Aranci of Aranci & Firth Estate Agents is delighted to present this charming two-bedroom end-terrace bungalow, ideally situated in the desirable coastal town of Lossiemouth.

Offering a wonderful blend of comfort and practicality, this inviting home is perfectly suited to first-time buyers, downsizers, or those seeking an excellent investment opportunity. The accommodation is all on one level, providing ease of living and a well-balanced layout throughout.

Upon entering, you are welcomed into a bright and spacious open-plan lounge and dining area, creating an ideal space for both relaxing and entertaining. This flows seamlessly into the well-appointed kitchen, thoughtfully designed for everyday living and forming the heart of the home.

The property further benefits from two well-proportioned bedrooms, both offering comfortable and versatile accommodation. A modern shower room, utility room and sizeable storage cupboard completes the interior, ensuring all essential amenities are conveniently arranged on one floor. For additional storage, there is a floored attic with power and Ramsey ladder.

Externally, there is a secure low-maintenance garden to the rear—perfect for outdoor seating or enjoying a quiet moment.

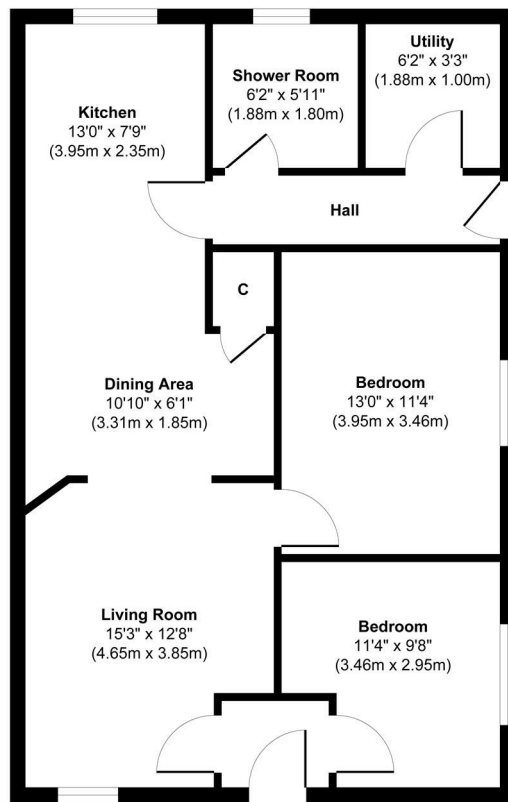
**ARANCI
& FIRTH**
PROPERTY

37 ELGIN ROAD

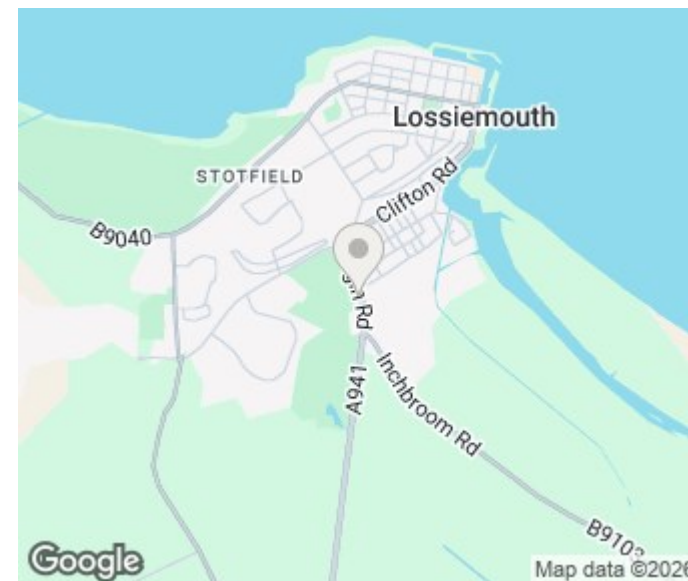
- End-terrace bungalow with off street parking • Bright open-plan lounge/dining/kitchen that flows seamlessly • Two generous double bedrooms • Modern, well-appointed shower room • Utility room and good storage space • Secure low maintenance rear garden with carport • Ideal home for first-time buyers or those looking to downsize • Floored attic with power and Ramsey ladder providing excellent additional storage • Located in the desirable town of Lossiemouth on the beautiful Moray Coast







Floor Plan
Approx. Gross Internal Floor Area 667 sq. ft / 61.97 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements 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	64	
(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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