



## 35 DEAN TERRACE

LOSSIEMOUTH, IV31 6LL

£295,000  
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present to the market this impressive detached bungalow, situated within the sought-after Dean Terrace area of Lossiemouth, offering spacious and versatile accommodation ideally suited to modern family living.

Boasting four well-proportioned bedrooms, this substantial bungalow provides excellent flexibility for growing families, those working from home, or buyers seeking generous guest accommodation. The property further benefits from a family bathroom and separate shower room, utility cupboard and floor loft with Ramsey ladder and power, ensuring practicality and convenience for busy households.

At the heart of the home lies the open-plan kitchen/dining/family room with vaulted ceiling, a superb space designed for both everyday living and entertaining. Offering ample room for dining and relaxing, this bright and sociable area is enhanced by French doors opening directly onto the garden, creating a seamless flow between indoor and outdoor living.

Externally, the property continues to impress with generous off-street parking, providing ample space for multiple vehicles. The enclosed garden offers an ideal setting for families and outdoor entertaining, complemented by a garden shed with power and a charming summerhouse, also equipped with power, which provides excellent additional versatility as a garden retreat, hobby room, or relaxation space.

Situated within a peaceful and established residential area, the property enjoys convenient access to Lossiemouth's renowned beaches, scenic coastal walks, local amenities, schooling, and leisure facilities. Combining the charm of

 **ARANCI  
& FIRTH**  
PROPERTY

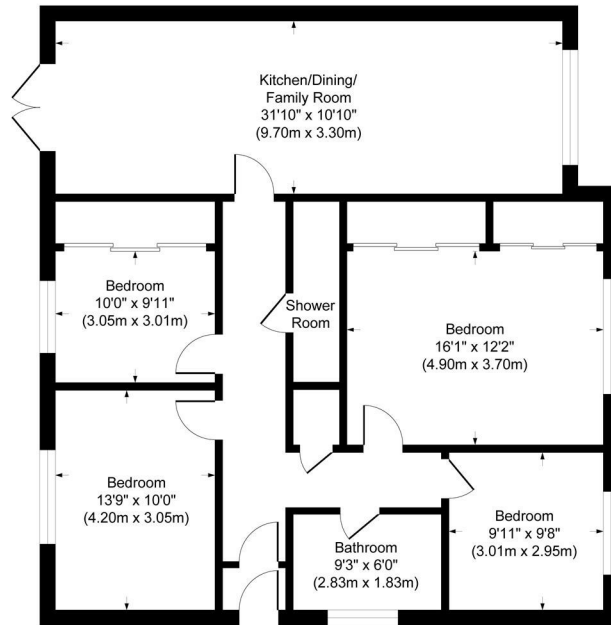
## 35 DEAN TERRACE

- Spacious detached bungalow in sought-after residential area
- Four generously proportioned bedrooms
- Bright open-plan kitchen/dining/family room
- French doors opening onto the rear garden
- Family bathroom plus separate shower room
- Flexible layout ideal for modern family living
- Generous enclosed garden space
- Charming summerhouse and garden shed both equipped with power
- Ample off-street parking for multiple vehicles
- Convenient access to beaches, schools, golf club and local amenities





Approximate Gross Internal Area  
1241 sq ft - 115 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		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

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.

Aranci & Firth  
Caledonian House 164 High Street  
Elgin  
Moray  
IV30 1BD

01343 553 977  
deena@aranci-firth.co.uk

