



17 KING STREET LOSSIEMOUTH, IV31 6PZ

£265,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this spacious and versatile five-bedroom home, ideally situated on King Street in the heart of the popular coastal town of Lossiemouth.

Offering flexible accommodation across two floors, this well-proportioned property is perfectly suited to growing families, those working from home, or anyone seeking adaptable living space. The welcoming lounge provides a comfortable space in which to relax, while the kitchen, complemented by a useful pantry/utility room, offers excellent practicality for everyday living. Two bathrooms, one on each floor, add further convenience for family life.

Three bedrooms are located on the ground floor, with two currently utilised as a study and games room, demonstrating the home's versatility to suit a variety of lifestyles. Upstairs, there are two further generously sized bedrooms. The adaptable layout allows buyers to tailor the accommodation to their individual needs, whether that be additional bedrooms, a home office, hobby room or playroom.

Located just a short distance from Lossiemouth's beautiful beaches, harbour and renowned golf courses, the property also benefits from excellent local amenities, including shops, cafés, schools and leisure facilities. Combining generous accommodation with an enviable coastal location, this is a wonderful opportunity to purchase a home that can easily adapt as your needs change.

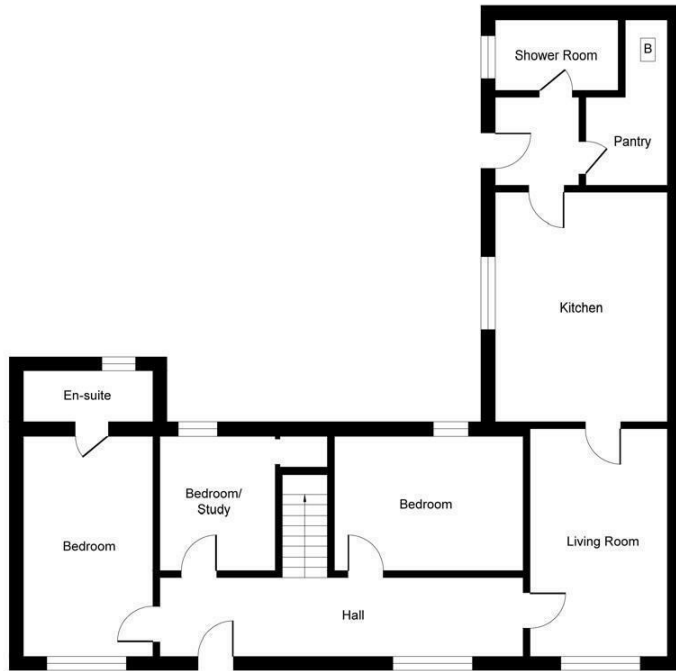
**ARANCI
& FIRTH**
PROPERTY

17 KING STREET

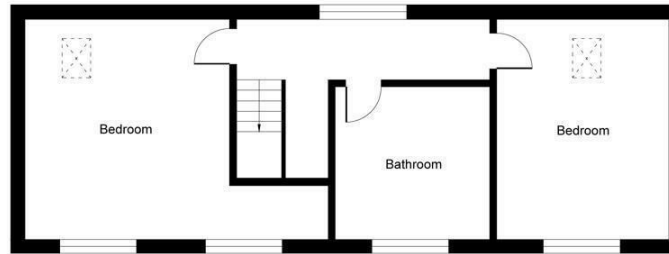
- Spacious and adaptable five-bedroom family home
- Flexible accommodation to suit modern living
- Bright and welcoming lounge
- Practical kitchen with separate pantry/utility
- Two bathrooms for added convenience
- Sought-after central Lossiemouth location
- Moments from the beaches, harbour and golf course
- Perfect for growing families or multi-generational living







Ground Floor



First Floor

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
(55-68) D	59	
(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: E

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

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