

93 Stotfield Road

ELGIN, LOSSIEMOUTH, IV31 6QT



Three-bedroom mid-terrace home in a popular Lossiemouth residential street, with sea views over the Moray Firth



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93 Stotfield Road is a well-presented three-bedroom mid-terrace house situated on one of Lossiemouth's most popular residential streets. Offered for sale with no onward chain, the property is genuinely ready to move into and will suit a first-time buyer or growing family looking to put down roots in this much-loved coastal town.

Sea views across the Moray Firth can be enjoyed from the property, and the location provides easy access to the town centre, primary and secondary schools, and regular bus services to Elgin. The house has been extensively updated and benefits from new double-glazed windows throughout, gas central heating, and fresh decoration in contemporary neutral tones. The porch retains its original glazing.

THE LOUNGE

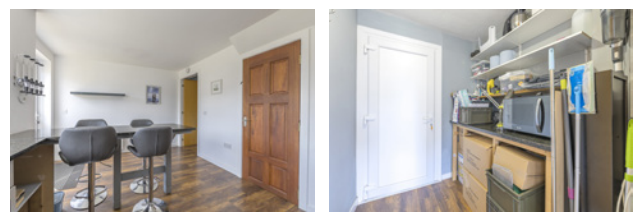


An entrance porch opens into the hallway. The lounge sits at the front of the property and enjoys dual aspect windows on two elevations, giving it an unusually good level of natural light for a mid-terrace. It is a comfortable, well-proportioned room that works equally well for everyday family life and entertaining.

THE KITCHEN & UTILITY



The kitchen is well-appointed with ample base and wall units, a gas hob and a practical breakfast bar for informal dining. A new air fryer oven has been fitted. There is direct access to the rear garden and through to a useful utility room, which provides additional storage and laundry space.





Upstairs, three bedrooms are served by a three-piece family bathroom. Each bedroom benefits from built-in storage. The loft is accessible via a fixed drop-down ladder.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The front garden is laid to a combination of block paving and lawn and provides off-street parking for two cars. Further parking is available on the lane to the rear. The rear garden is south-facing and laid to lawn, catching morning sun before the aspect moves around to give warmth across the front and rear by midday, and the front garden catches the sun in the afternoons and evenings. Hot and cold water taps are fitted at the rear, a practical addition for the gardener. A new timber shed has been installed, and a gate at the rear gives direct access to the back lane, which leads conveniently to the local school, making the morning school run straightforward.

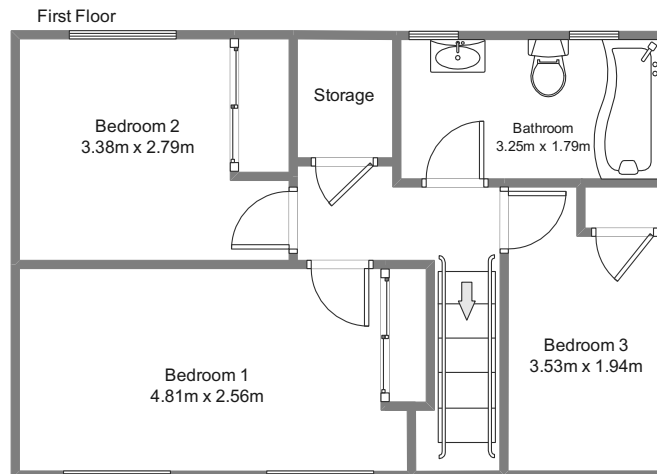
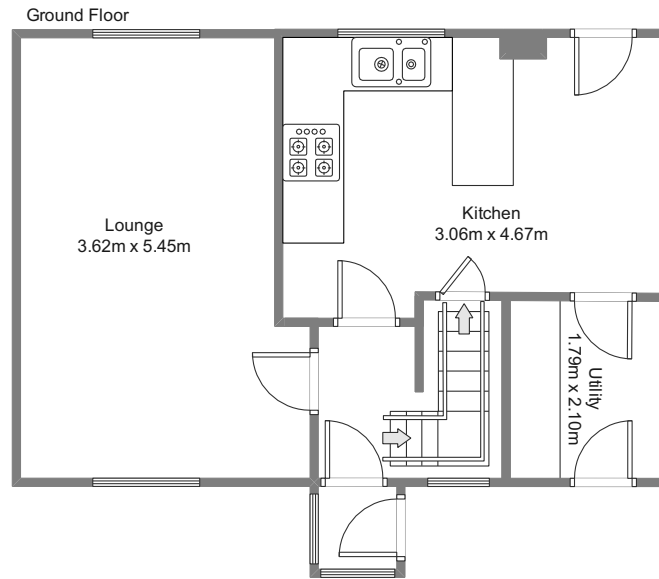
EXTERNALS



VIEWS

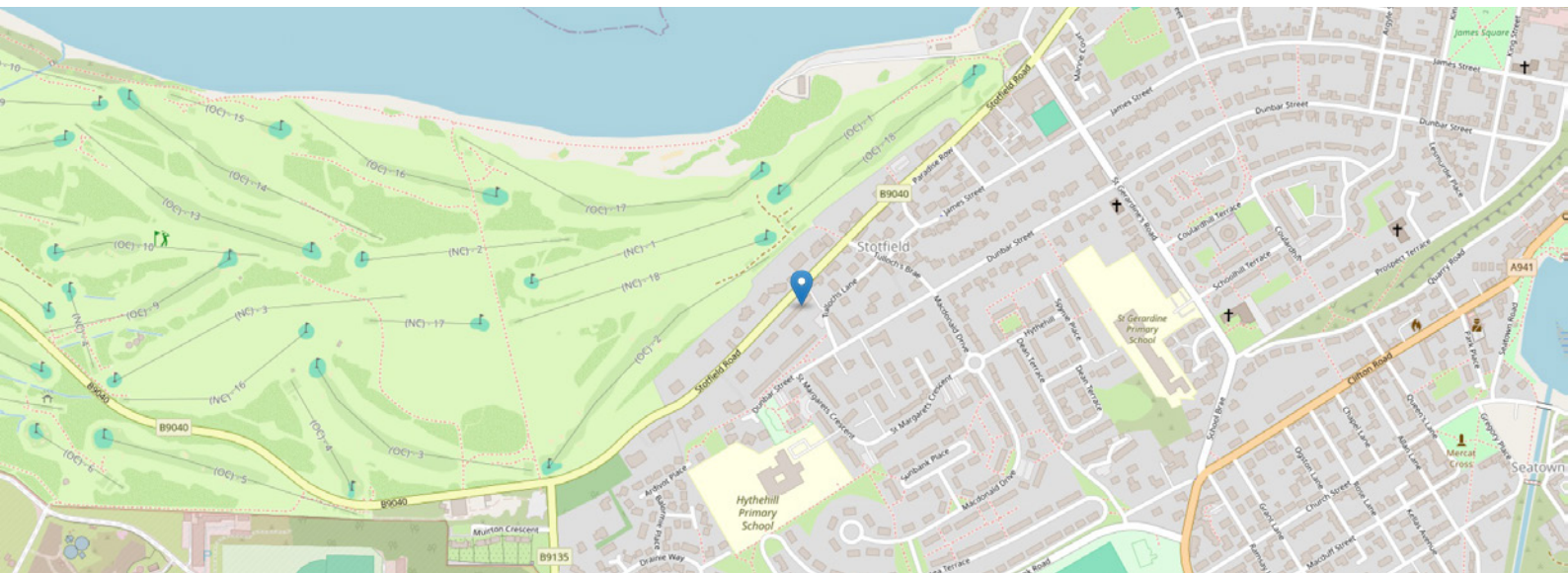


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 93m² | 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 combining coastal beauty with everyday convenience.





The property enjoys a convenient residential setting within easy reach of a variety of amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities. Families are particularly well served by the excellent local schooling, with both primary and secondary schools located within walking distance.

Outdoor enthusiasts are spoiled for choice, with beautiful East and West Beaches, scenic coastal walks, championship golf courses, a marina and opportunities for water sports all close by. The town also benefits from strong transport links to Elgin, Inverness and Aberdeen, making it an attractive location for commuters as well as those seeking a relaxed coastal lifestyle.

Combining excellent amenities, highly regarded schools and breathtaking coastal scenery, Lossiemouth continues to be one of the most sought-after locations in Moray for homeowners and investors alike.



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