



3 Bedroom
Detached House

Offers Over

£279,995

Home Report Valuation
£290,000

Scaraben

Stotfield Road · Lossiemouth · Moray · Scotland · IV31 6QR · [///palaces.sourcing.breath](http://palaces.sourcing.breath)

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3



2



Council Band



EPC Rating

Built in 2004 this compact and cosy 3 bedroom detached house sits in a desirable area of the town just off Stotfield Road, the property is within a short walking distance to the town centre, moray golf club and the west beach.

With the living area on the first floor the property enjoys a sunny outlook over marine park to the rear and tennis courts to the side, with french doors opening onto a balcony at the front.

The front driveway is fully paved and large enough for 3 cars plus there is room for a further car in the garage, the garage also gives potential for conversion into a family room or an extra master bedroom with ensuite.

The property was fully refurbished in 2024, with all floorings and curtains/blinds included in the price.

Ground Floor:

Entrance vestibule, hallway, two bedrooms, shower room.

First Floor:

Hallway, lounge with external balcony, kitchen, bathroom.

Attic Floor:

Landing/study area, bedroom 3.

Gross Internal Floor Area:

Approximately 113m²



Ground Floor

Total Floor Area: 8.4m x 7.5m

Utility Room: 3.2m x 1.5m

Garage: 3m x 5.1m

Bathroom: 1.8m x 1.7m

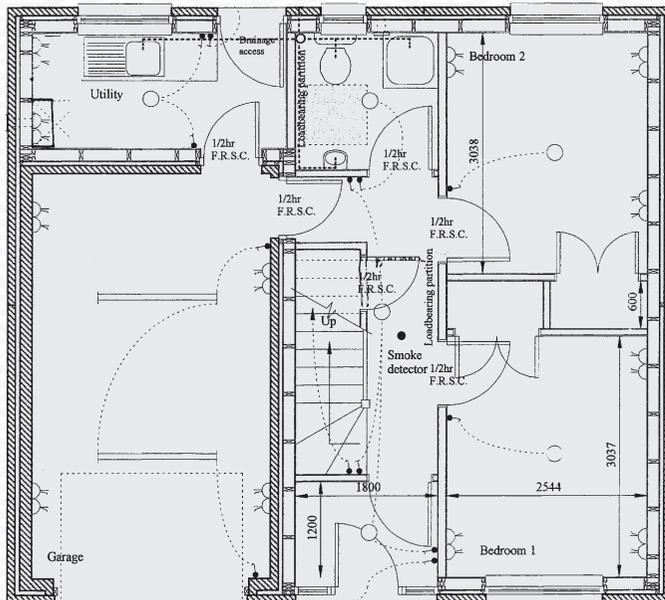
Bedroom 1: 2.5m x 3m

Bedroom 2: 2.5m x 3.6m

Utility with gas boiler, space for washing machine and tumble dryer, leading out to back garden.

Downstairs shower room, two double bedrooms with fitted wardrobes. Internal garage with storage area at rear and an electronically operated roller shutter door.

The rear garden has been recently fully slabbed, creating a large entertaining space with drying area, this is accessed by a slabbed path on one side with a ramp to the back door for easy access and there is a chuckie path on the other side of the house providing very low maintenance grounds.



First Floor

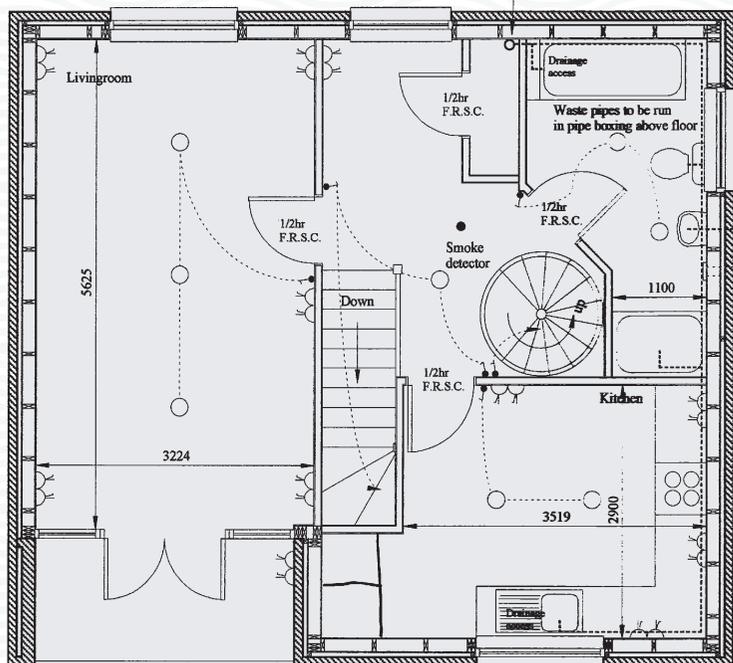
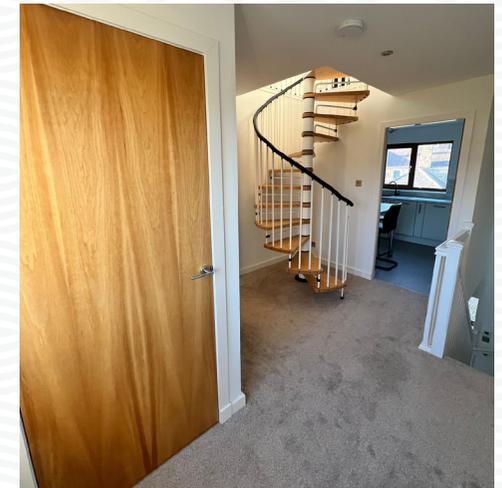
Total Floor Area: 8.4m x 7.5m

Living Room: 3.2m x 5.6m

Bathroom: 2m x 3.9m

Kitchen: 3.5m x 2.9m

A double aspect living / dining room with french doors leads out to a decked balcony at the front overlooking Stotfield Road and out towards the moray firth with pleasant views over an expansive grass park to the rear. A bright first floor landing with a large storage cupboard also overlooks the area known as marine park. A fully fitted kitchen with an integrated dishwasher, oven and hob, breakfast bar and large pantry cupboard. The master bathroom has a large jacuzzi bath and shower.



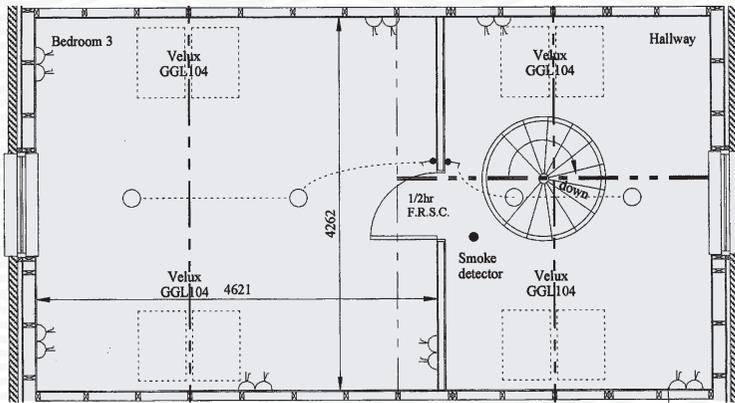
Second Floor

Total Floor Area: 8.4m x 7.5m

Bedroom 3: 4.6m x 4.2m

Landing Area: 3m x 4.2m

A spiral staircase leads up to a landing area ideal for use as a home office or a dressing room, leading into a good sized master bedroom with views over the tennis courts and out towards the sea.



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Enquiries/Viewings

Please Contact Royce
on **07977 058530**



We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact me before viewing the property.

