



6 MARINE COURT

LOSSIEMOUTH, IV31 6SR

£500,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this exceptional coastal home, built by renowned builder Tulloch of Cummingston, presented in truly immaculate walk-in condition. This outstanding detached property offers generous, versatile accommodation and an exceptional lifestyle in the sought-after coastal town of Lossiemouth.

The impressive accommodation is beautifully presented throughout. The pristine, top-of-the-range kitchen complete with Neff appliances provides a superb heart to the home and flows seamlessly into the delightful sun room, where French doors open directly to the garden. The separate dining room is equally impressive, with patio doors leading outside and French doors connecting it to the elegant lounge, creating wonderful spaces for both family life and entertaining.

A practical utility room, separate WC and versatile study/fifth bedroom complete the ground-floor accommodation.

Upstairs, four generously proportioned bedrooms provide excellent family accommodation. The fabulous principal bedroom is a particular highlight, featuring a dressing room, en-suite and balcony from which the stunning sea views can be fully appreciated. Two further bedrooms also benefit from en-suite facilities, with a family bathroom completing the accommodation.

The property also benefits from a double garage and occupies an enviable position within the popular coastal town of Lossiemouth, renowned for its beautiful beaches, coastline and excellent amenities.

**ARANCI
& FIRTH**
PROPERTY

6 MARINE COURT

- Exceptional Executive Coastal Home by renowned builder Tulloch of Cummingston
- Located on Stotfield Road, one of Lossiemouth's most prestigious addresses
- Immaculate Walk-In Condition
- Private Balcony from Principal Bedroom offering fantastic sea views
- Pristine Top-of-the-Range Kitchen with quality Neff appliances
- Three Elegant Reception Rooms
- Excellent Indoor-Outdoor Living
- Four Bedrooms and Four Bathrooms, three of which are En-Suite
- Downstairs WC, Utility Room, Double Garage and large driveway add to the practicality of this home
- Highly Sought-After Lossiemouth Location
- Close to Beaches, Golf club and local Amenities







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(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: 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.

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