



10 EDWARDS AVENUE LOSSIEMOUTH, IV31 6FE

£320,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring this attractive two-bedroom detached bungalow to the market. Built by the highly regarded local builders, Tulloch of Cummingston, and situated within the popular coastal town of Lossiemouth, the property offers well-proportioned accommodation, excellent storage and a number of desirable features, making it an ideal home for couples, small families or those looking for a comfortable property within easy reach of the town's amenities and beautiful coastline.

The accommodation is thoughtfully laid out and includes a welcoming entrance hallway leading to a spacious living room, which features a bay window creating a bright and inviting space. The generously proportioned kitchen/dining room provides an excellent area for both everyday living and entertaining, with French doors opening to the outside. A useful utility room and integral garage add further practicality.

There are two well-proportioned double bedrooms, both with fitted wardrobes, with the principal bedroom benefiting from its own en-suite shower room. A further shower room serves the second bedroom and the main living accommodation.

The property benefits from triple glazing and underfloor heating, providing comfort and energy efficiency, while the integral garage features an electric door and offers secure parking and excellent additional storage.

Outside, to the front you have the driveway with ample parking for multiple vehicles and to the rear you have the well kept secure garden.

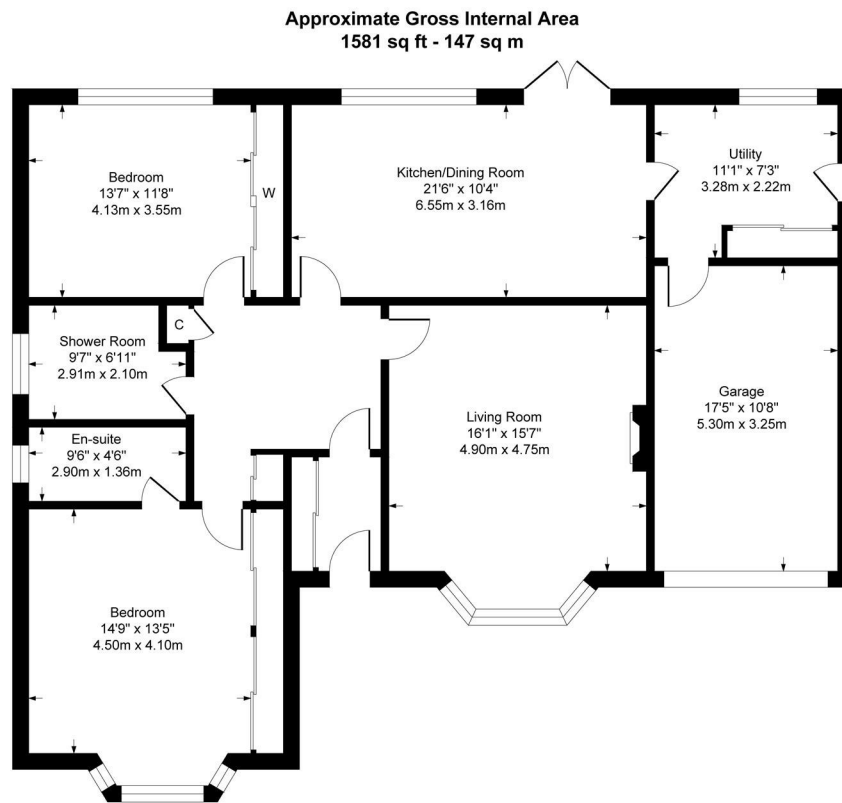
**ARANCI
& FIRTH**
PROPERTY

10 EDWARDS AVENUE

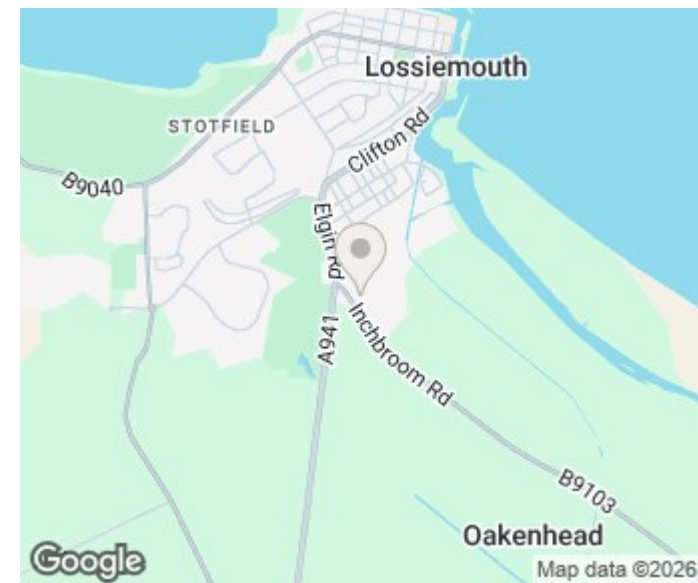
- Built by the highly regarded local builders, Tulloch of Cummingston
- Attractive two-bedroom detached bungalow
- Spacious living room with bay window
- Generously proportioned kitchen/dining room
- French doors providing access to the outside
- Principal bedroom with en-suite shower room
- Triple glazing throughout
- Underfloor heating
- Integral garage with electric door and driveway for multiple vehicles
- Popular coastal location close to Lossiemouth's beaches







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		81
(55-68) D	73	
(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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