

17 Rockall Place

LOSSIEMOUTH, MORAY, IV31 6RP



*A TRULY IMMACULATE 2 BEDROOM
SEMI-DETACHED HOME*



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Positioned in a convenient and much-sought-after location in Lossiemouth, within easy reach of local schools, the Co-op and the community centre, 17 Rockall Place is a beautifully presented two-bedroom semi-detached home offered in truly immaculate condition throughout.

The ground floor is immediately welcoming, centred around a generous L-shaped open-plan space that flows naturally between the lounge, dining area and kitchen, creating a bright and sociable layout that works exceptionally well for modern family life. Laminate flooring runs throughout, tying the space together and giving it a clean, contemporary feel.

The lounge is a comfortable and well-proportioned sitting room with twin windows to the front, allowing plenty of natural light. The dining area adjoins seamlessly, with a window to the rear, and together the two spaces create a relaxed and flexible everyday living environment.



The kitchen is a real highlight, fitted with an impressive range of grey high-gloss base and wall-mounted units with ample worktop space throughout. Appliances include an integrated electric oven and hob with chrome extractor hood along with an integrated dishwasher. The freestanding washing machine and American-style fridge freezer are also included in the sale. A mixer tap sink sits below the rear window, and a UPVC door provides direct access to the garden.





Upstairs, the two double bedrooms are genuinely spacious and bright, a real strength of this property. The principal bedroom is a particularly generous room with two windows to the front and the benefit of both a double and a single built-in wardrobe with hanging rail and shelving. The second bedroom is an excellent size, with a window to the rear and a double built-in wardrobe alongside an additional built-in cupboard, providing impressive storage throughout.

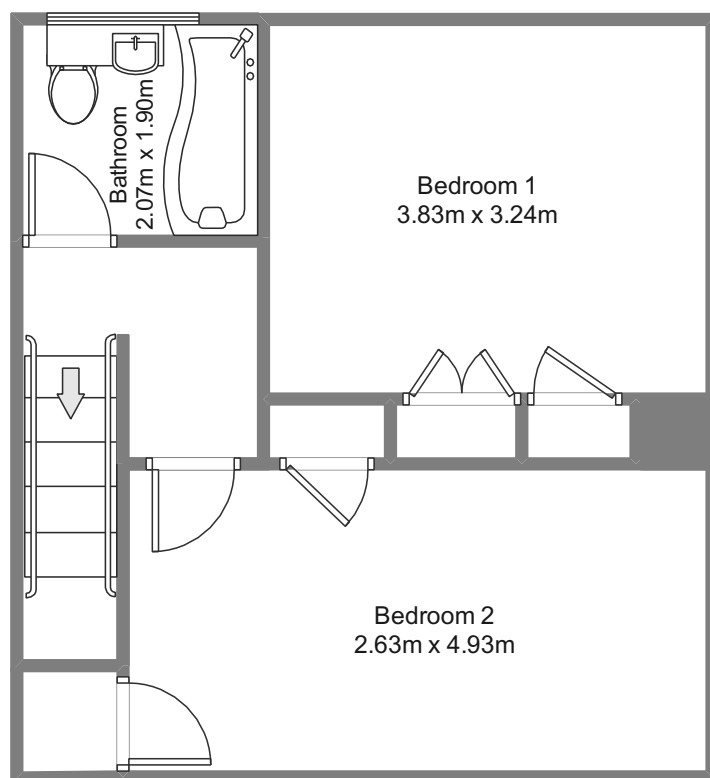
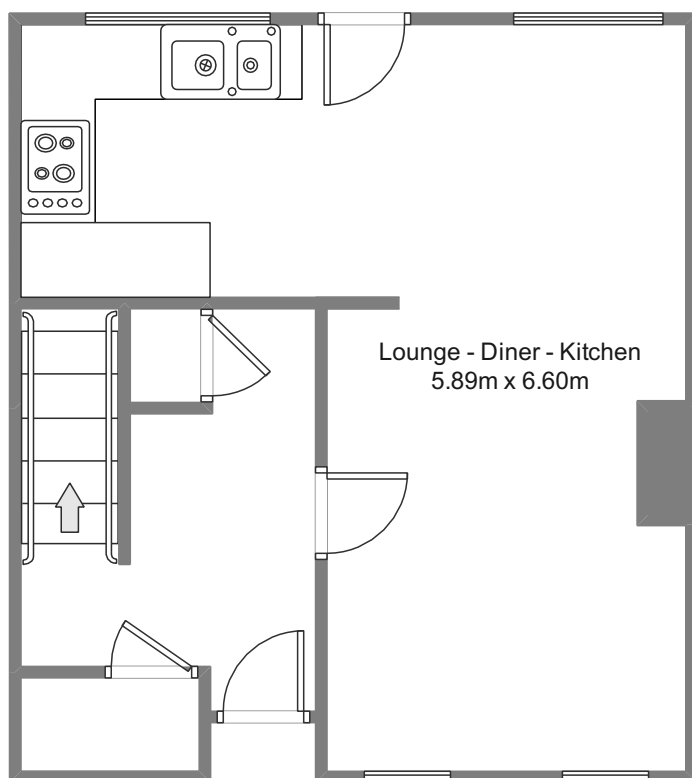
Both rooms have been freshened and presented to a lovely standard. To complete upstairs, the family bathroom is well-appointed and stylish, featuring a three-piece suite.



Bedroom 2







Gross internal floor area (m²): 78m²

EPC Rating: C

Floor Plan



Outside, the gardens are well-maintained and easy to manage to the front, rear and side. The front garden is laid to stone chippings and bounded by a fence, creating a tidy and low-maintenance approach. Side access is generous and equally neat, also laid to stone chippings and providing excellent practicality.

To the rear, a large decking area creates a wonderful outdoor seating and entertaining space, with a grass area beyond and a stone shed providing useful additional storage. Generous parking is available to the rear of the property.

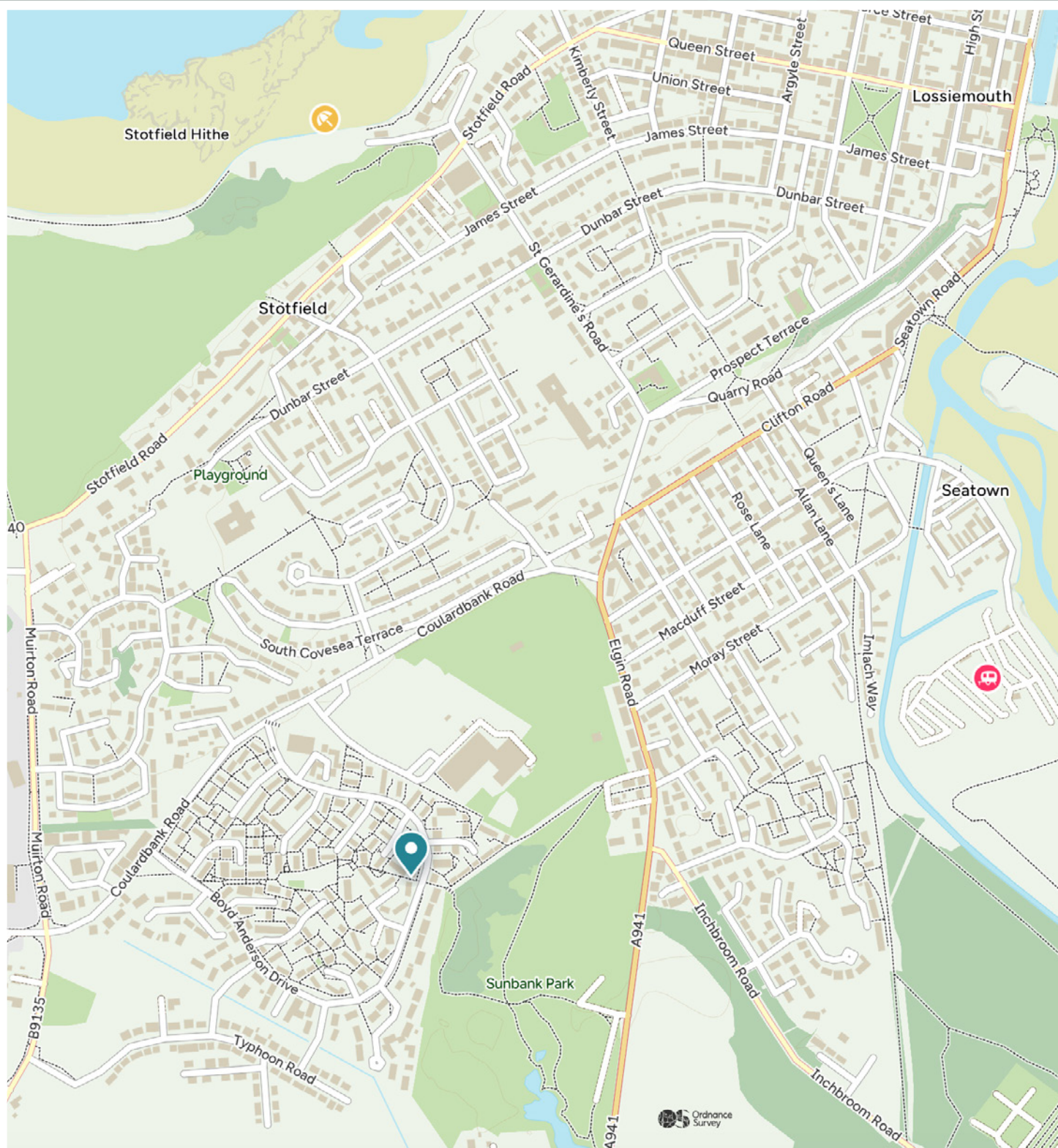
Ideally located for everyday amenities and with Lossiemouth's beautiful beaches and coastline close at hand, this is a fantastic opportunity for first-time buyers, young families or those looking to downsize without compromising on space or quality. Early internal viewing is strongly recommended.





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 that combines coastal beauty with everyday convenience. The property sits within easy reach of supermarkets, independent shops, cafés, restaurants and leisure facilities. Families are particularly well served, with both primary and secondary schools within walking distance. Outdoor enthusiasts will find beautiful East and West Beaches, scenic coastal walks, championship golf courses, a marina and water sports all close by. Lossiemouth benefits from strong transport links to Elgin, Inverness and Aberdeen, making it an attractive choice for commuters as well as those seeking a more relaxed pace of coastal living.

The Location



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Part
Exchange
Available



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