



Typhoon Road, Lossiemouth, IV31 6GD
Offers Over £275,000

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Beautifully presented 3 bedroom family home in the popular coastal town of Lossiemouth. Located in the Kinnedar Meadows development built by local builder Tulloch's of Cummingston.

The picturesque town of Lossiemouth is nestled on the Moray Firth and offers a wealth of amenities including primary and secondary schools, health centre, two beautiful sandy beaches, links golf courses, a marina and a wide variety of dining establishments.

The accommodation comprises of entrance hallway, lounge, dining kitchen, sunroom, utility room, guest WC, three bedrooms and a shower room.

The property benefits from contemporary neutral décor throughout, full double glazing, air source heat pump central heating (all under-floor on the ground floor), driveway for two cars, integral single garage and fully enclosed South facing rear garden.

EPCC

Council Tax Band D

Hallway

Ceiling light fitting.

Mains smoke alarm.

A carpeted staircase leads up to the first floor landing

Vinyl click flooring with under floor heating.

Under stair storage cupboard.

Lounge 13'9" x 11'5" (4.2 x 3.5)

Double glazed window overlooking the front garden.

Neutral fitted carpet with under floor heating.

Ceiling light fitting.

Guest W.C 5'10" x 3'11" (1.8 x 1.2)

Two piece suite in white comprising low level wc and wash hand basin.

Vinyl click flooring with under floor heating.

Ceiling light fitting.

Kitchen/Diner 19'8" x 9'10" (6 x 3)

Spacious dining kitchen with ample space for large dining table.

Contemporary units with complimentary worktop.

Integrated AEG appliances include.

Oven with induction hob.

Extractor hood.

Integrated fridge freezer.

Integrated dishwasher.

Integrated microwave.

Double glazed window overlooking rear garden.

Open archway leads to the sunroom and a door leads through to the utility room.

Under floor heating with vinyl click flooring.

Sunroom 12'1" x 9'10" (3.7 x 3)

South facing sunroom overlooking the garden.

Vinyl click flooring with underfloor heating.

Ceiling spotlights.

Patio door leads out to the enclosed rear garden.

Utility room 6'2" x 9'6" (1.9 x 2.9)

Useful utility area with access to the rear garden and integral garage.

Sink with drainer.

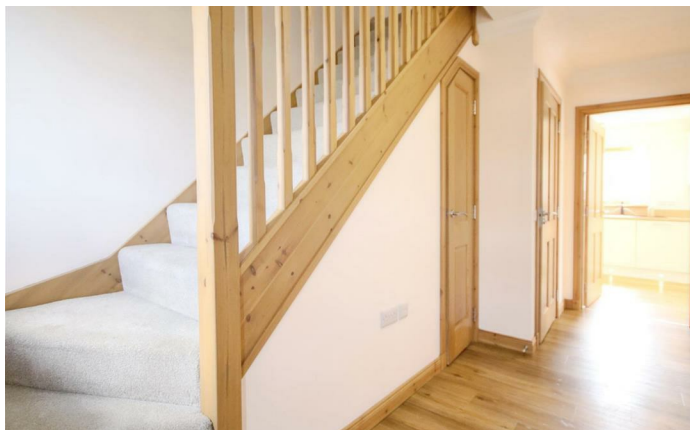
Bosch Washing machine and tumble dryer.

Vinyl click flooring.

Access hatch to a floored attic space.

Stairs/Landing

Carpeted staircase leads to first floor accommodation.



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Ceiling light fitting.
Central heating radiator.
Access hatch with ladder to floored loft storage.
Built in storage cupboard.

Shower room 9'6" x 5'10" (2.9 x 1.8)

Stylish shower room with large cubicle and mains shower unit.
Window to the front aspect.
Chrome towel radiator.
Vinyl click flooring.
Vanity unit with inset wash hand basin.
Low level toilet with dual flush.
Extractor fan.
Ceiling spotlights.

Master bedroom 11'1" x 9'10" (3.4 x 3)

Master bedroom with double glazed window to the rear aspect.
Ceiling light fitting.
Central heating radiator.
Double wardrobe with mirror fronted sliding doors.
Neutral fitted carpet.

Bedroom 2 10'5" x 9'4" (3.2 x 2.85)

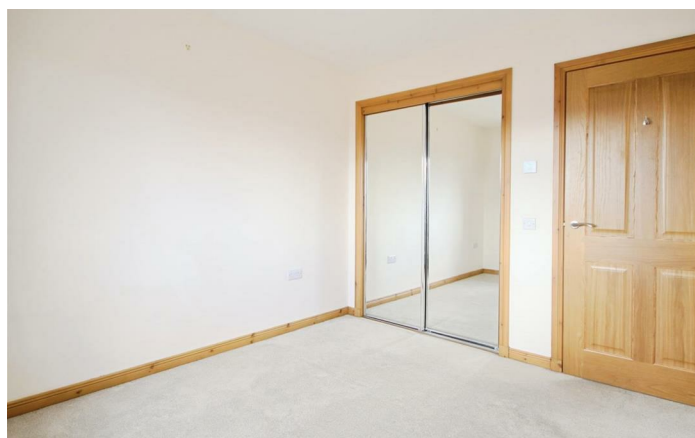
Double glazed window to the rear aspect.
Central heating radiator.
Ceiling light fitting.
Double wardrobe with sliding doors.
Neutral fitted carpet.

Bedroom 3 9'4" x 8'6" (2.85 x 2.6)

Double glazed window to the front aspect.
Ceiling light fitting.
Central heating radiator.
Double wardrobe.
Neutral fitted carpet.

External

The front garden is laid to lawn with a driveway providing off street parking for two cars.
Single garage with power and light has a electric roller door.
The south facing garden is fully enclosed and laid to lawn with an extended paved patio area perfect for entertaining the whole family.





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