

16 St Gerardine Road

LOSSIEMOUTH, MORAY, IV31 6LF



A BEAUTIFULLY REFURBISHED THREE-BEDROOM FAMILY HOME



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Occupying an enviable position immediately beside St Gerardine School, this attractive property has recently undergone a comprehensive refurbishment to a high standard and is presented in excellent move-in condition. The improvements include full replastering and redecoration throughout, new internal doors and radiators, new carpets and LVT flooring, a Worcester boiler installed February 2024, new electrical consumer unit and a newly refurbished bathroom.

The ground floor offers a welcoming entrance hallway leading to a spacious lounge, and well equipped kitchen/diner. The lounge with it's large window to the front is bright and generously proportioned.

The Property



The kitchen offers a good range of fitted units and work surfaces, integrated cooking appliances and useful space for additional appliances, with a door leading directly to the rear garden.







Upstairs, there are three well-proportioned bedrooms and a recently refurbished family bathroom. The principal bedroom is particularly spacious and benefits from views towards the surrounding hills and Ben Rinnies, while bedrooms two and three offer excellent flexibility for family living, guests or home working.





Bedroom 2

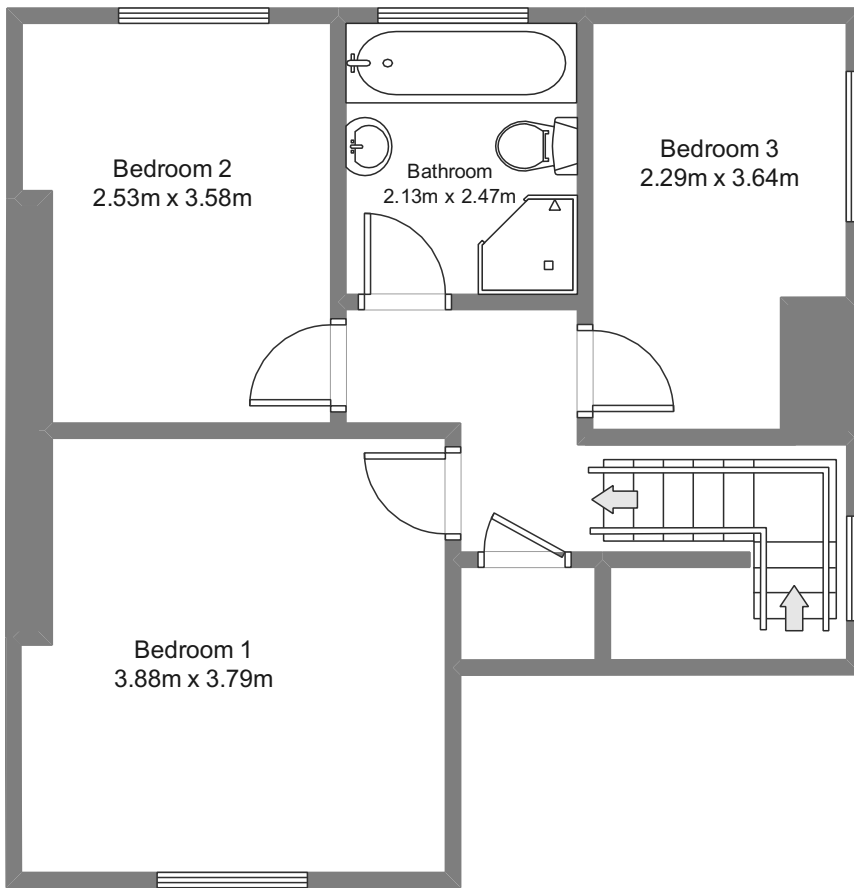




Bedroom 3







Gross internal floor area (m²): 96m²

EPC Rating: D



Outside, the property benefits from generous front and rear gardens. The rear garden provides a combination of paved seating, lawn and gravelled areas, creating a pleasant and versatile space for outdoor dining, relaxation and family use. The large front garden is predominantly laid to lawn.

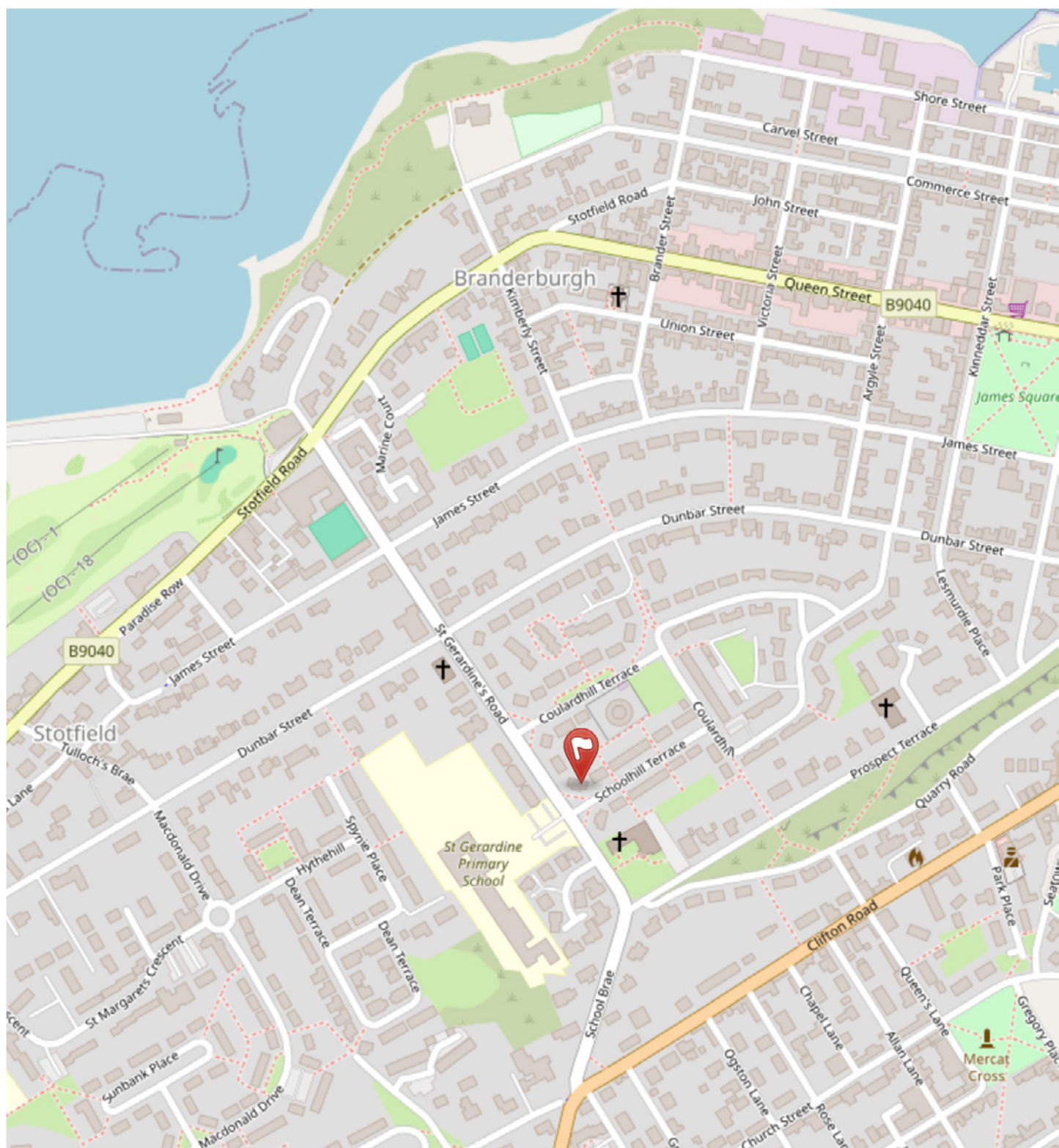




Lossiemouth is a popular coastal town situated on the Moray Firth, renowned for its beautiful sandy beaches, harbour and attractive coastal setting. The town offers a good range of local amenities including shops, cafés, restaurants, primary schooling and recreational facilities, together with excellent opportunities for walking, cycling and enjoying the surrounding coastline.

The property is particularly well positioned for families, being situated immediately beside St Gerardine School, with local amenities and transport links within easy reach. Elgin is approximately 6 miles away and provides a wider range of shopping, leisure, education and professional services, together with excellent transport connections. Lossiemouth's combination of coastal lifestyle, excellent amenities and convenient access to Elgin makes it a popular choice for families, professionals and those looking to enjoy everything the Moray coast has to offer.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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