



## POPPY LODGE SEATOWN LOSSIEMOUTH, IV31 6NW

**£95,500**  
LEASEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this exceptional coastal retreat in Lossiemouth.

Escape to the charm of coastal living with this beautifully presented holiday lodge, perfectly situated in the sought-after town of Lossiemouth—just moments from the stunning East Beach and a host of local amenities.

Designed with comfort and relaxation in mind, the lodge boasts a bright and spacious open-plan kitchen, dining, and living area. Large patio doors flood the space with natural light and lead directly onto a generous terrace—perfect for al fresco dining, entertaining, or simply enjoying your morning coffee in the fresh sea air. Accommodation comprises two tastefully decorated bedrooms, both with fitted wardrobes, and two stylish bathrooms, including a contemporary en-suite to the principal bedroom. A practical utility room and ample built-in storage throughout add to the lodge's everyday functionality. Step outside to a sheltered outdoor seating area, ideal for unwinding during the warmer months with family and friends. The property also benefits from a handy storage shed and private parking for multiple vehicles, ensuring everything you need is within reach.

Whether you're looking for a peaceful coastal escape or a lively holiday base, this exceptional holiday home in Lossiemouth offering you the chance to own a slice of Scotland's Moray Coast.

**ARANCI  
& FIRTH**  
PROPERTY

## POPPY LODGE SEATOWN

- Beautifully presented holiday lodge in the sought-after town of Lossiemouth, with 26 year lease remaining
- Just moments from the stunning East Beach and a wealth of local amenities
- Perfect balance of comfort, convenience, and coastal charm
- Bright, spacious open-plan kitchen, dining, and living area – ideal for modern living
- Seamless indoor-outdoor flow onto the generous terrace, perfect for al fresco dining and entertaining
- Handy storage shed for beach gear, bikes, or gardening tools and private parking for multiple vehicles
- Excellent local amenities including shops, restaurants, bars, and leisure facilities
- Lossiemouth, the “jewel in Moray’s crown” with two large sandy beaches and a championship golf course
- Just five miles north of Elgin, with its broader range of amenities and transport connections
- Combines modern comfort with the relaxed lifestyle of Scotland’s spectacular Moray Coast







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC 	

**EPC Rating:** Council Tax Band: Exempt

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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