



OMMAROO JAMES STREET

LOSSIEMOUTH, IV31 6QZ

£305,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this charming detached bungalow, ideally situated on a quiet corner plot in the highly sought-after coastal town of Lossiemouth. Within easy reach of an excellent range of local amenities, as well as the stunning East and West beaches, this lovely home offers an enviable lifestyle in one of Moray's most desirable seaside locations.

The property boasts spacious and versatile accommodation throughout, perfectly suited to a variety of buyers including families, retirees, or those seeking single-level living close to the coast. Upon entering, you are welcomed into a bright and inviting living room which flows seamlessly into the dining room, creating an ideal space for both everyday living and entertaining. The dining room further benefits from direct access into the well-sized kitchen, complete with island and ample cupboard and worktop space. A practical utility area located within the rear vestibule adds further convenience.

There are three generously proportioned double bedrooms, all benefiting from fitted wardrobes, offering excellent storage and comfortable accommodation. The well-appointed four-piece family bathroom with large spa bath serves the property perfectly, while additional storage can be found throughout the home, including a floored attic with power and Ramsey ladder access.

Externally, the property continues to impress with attractive front and rear gardens, a driveway providing off-street parking, and a double garage. The peaceful setting combined with the proximity to Lossiemouth's beautiful beaches, golf courses, marina, and local amenities makes this a fantastic opportunity to acquire a wonderful home in a prime coastal location.

 **ARANCI
& FIRTH**
PROPERTY

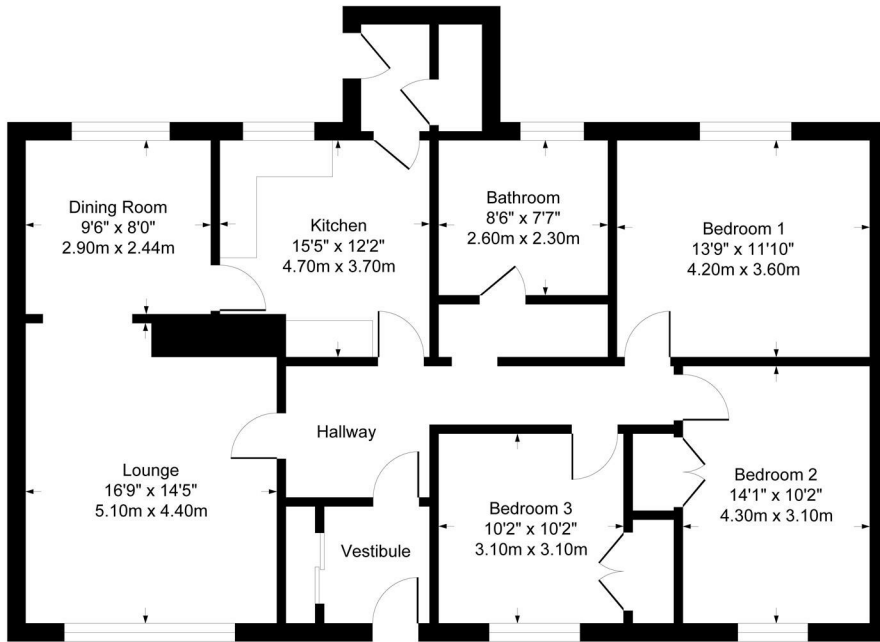
OMMAROO JAMES STREET

- Sought-after coastal location in Lossiemouth
- Quiet corner plot setting
- Detached bungalow with spacious layout
- Bright living room open to dining room
- Well-sized kitchen with island
- Three double bedrooms with fitted wardrobes
- Excellent storage including floored attic with conversion potential
- Double garage and private driveway
- Enclosed front and rear gardens
- Short distance to East and West beaches





Approximate Gross Internal Area = 1242 sq ft - 115 sq m



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		71	78
(55-68) D			
(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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