



THE BRAE DUNBAR STREET LOSSIEMOUTH, IV31 6AL

£595,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this exceptional Edwardian detached residence, in the heart of the popular coastal town of Lossiemouth. Just a short walk from the town's stunning beaches, this impressive home perfectly combines timeless character with luxurious modern living.

Originally dating back to 1900, the property has been extensively renovated and thoughtfully extended by the current owners to create a stunning family home finished to an exceptional standard throughout. Offering generous and versatile accommodation, the property is ideal for modern family life and entertaining alike.

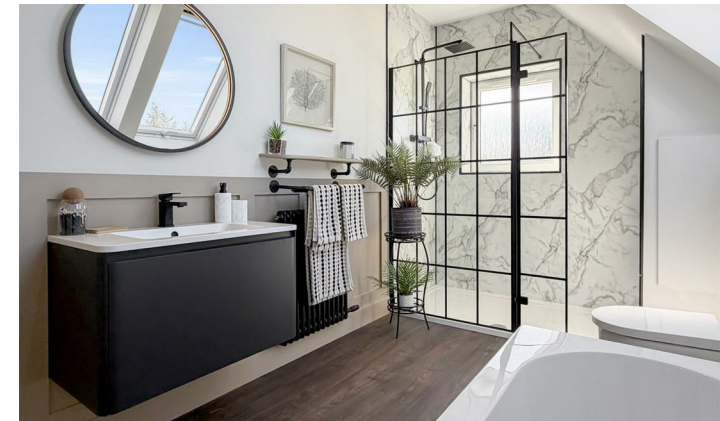
The heart of the home is the magnificent open-plan kitchen, dining and family room featuring a bespoke Riverside kitchen with striking marble-topped island and quality integrated appliances. The dining area enjoys beautiful sea views, while the separate lounge offers a cosy retreat with multi-fuel stove and bay window overlooking the coastline.

A substantial games/play room with bifold doors and kitchenette provides excellent additional living space and could easily suit multigenerational living, as it leads directly to a bedroom and bathroom. In total, the property offers five bedrooms, with the fifth currently used as a snug/home office. The principal bedroom benefits from a dressing room and stylish en-suite shower room. Three further beautifully appointed bathrooms serve the property, including an elegant four-piece family bathroom with spa bath.

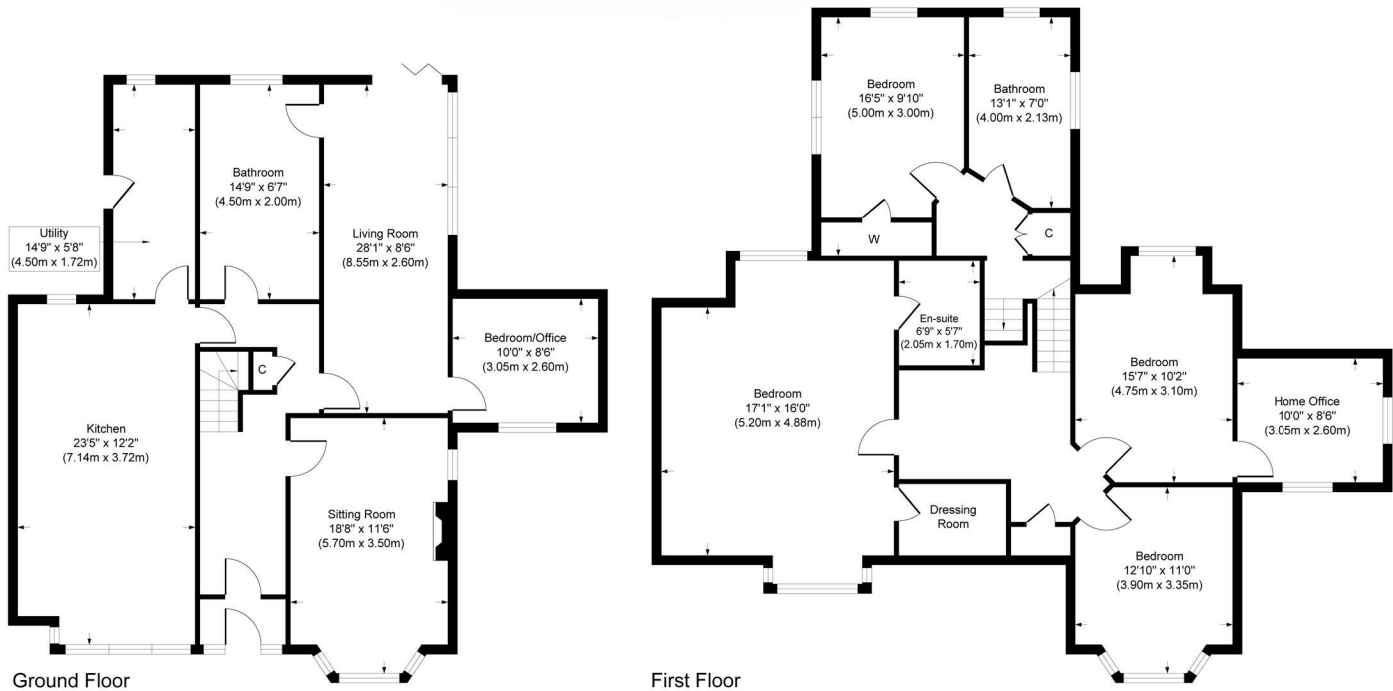
 **ARANCI
& FIRTH**
PROPERTY

THE BRAE DUNBAR STREET

- Stunning Edwardian home with luxury modern upgrades
- Prime coastal location near beaches and Moray Golf Club
- Spectacular open-plan kitchen, dining and family room
- Bespoke Riverside kitchen with marble-topped island
- Beautiful sea views from key living areas
- Flexible layout ideal for multigenerational living
- Luxurious principal suite with dressing room and en-suite
- Large south-facing garden with porcelain patio
- Detached garage with workshop and wood store
- Fully renovated with new roof, windows, plumbing and wiring







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		70	77
(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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