

# 5 Steading View

LOSSIEMOUTH, IV31 6QL



**5 Steading View presents an excellent opportunity to acquire a spacious and well-proportioned four-bedroom detached bungalow, set within a desirable semi-rural location on the outskirts of the popular coastal town of Lossiemouth.**

Offering generous accommodation entirely on one level, the property is ideally suited to family living or those seeking the convenience of bungalow-style accommodation without compromising on space.





A welcoming entrance vestibule leads into the large main hallway, providing access to the principal living areas

The lounge is a bright spacious area, benefiting from abundant natural light and featuring French doors that connect seamlessly to both the hallway and the kitchen, creating an excellent flow throughout the home.



The kitchen is well equipped with ample cupboard space and work surfaces, an integrated dishwasher, a range cooker and a central island which provides a practical dining area. From here, access is gained to the sun lounge/conservatory, an inviting additional reception space overlooking the garden. A separate utility room, which houses the boiler, offers further storage and practicality, with a door leading directly to the rear garden.



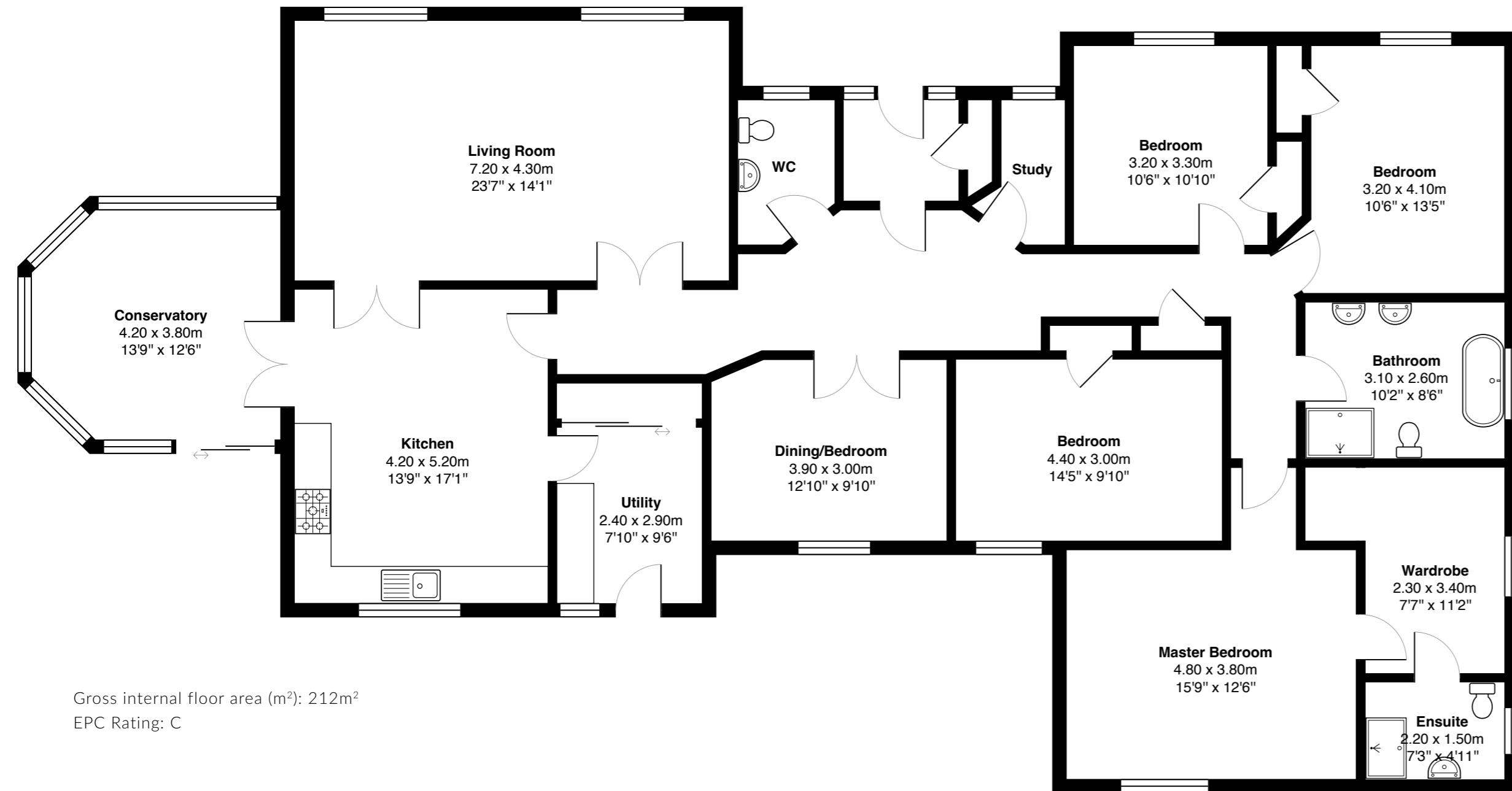


The main bedroom benefits from a walk-in dressing room and en-suite shower room. There are three further well-proportioned double bedrooms, a family bathroom comprising feature freestanding bathtub, separate shower cubicle, WC and wash hand basin, in addition to a guest cloakroom. The dining room is of a good size, offering flexibility for formal dining or alternative family use such as a playroom like the current set up. An office or study provides ideal space for home working or hobbies.









Gross internal floor area (m<sup>2</sup>): 212m<sup>2</sup>

EPC Rating: C

### KEY PROPERTY FEATURES

- Desirable semi-rural location just outside Lossiemouth
- Spacious detached bungalow with all accommodation on one level
- Four generously sized double bedrooms
- Main bedroom with walk-in dressing room and en-suite shower room
- Bright lounge with French doors enhancing flow throughout the home
- Well-appointed kitchen with island dining area and Range cooker
- Airy sun lounge providing additional living space
- Separate dining room (currently used as a playroom) this could be used as a 5th bedroom if the need arises
- Small study room
- Utility room with direct garden access
- Wrap around enclosed garden grounds
- Loc bloc driveway with parking for multiple vehicles
- Additional off-street parking to the side
- Gas central heating and double glazing throughout
- Ideal family home in a peaceful yet convenient setting



The property enjoys wrap-around enclosed garden grounds extending to the front, sides and rear. To the front, a loc bloc driveway provides parking for multiple vehicles, complemented by a paved pathway and lawn area. The enclosed gardens are predominantly laid to lawn and include paved and decked patio areas, offering excellent outdoor space for relaxation and entertaining.

This impressive property combines spacious accommodation, flexible living space and a peaceful setting, all within easy reach of Lossiemouth's beaches, schools and local amenities.

**Lossiemouth is a highly desirable coastal town in Moray, celebrated for its outstanding seaside setting, strong community feel and excellent lifestyle amenities. Combining coastal charm with everyday convenience, it appeals to families, professionals, retirees and second-home buyers alike.**

The town is renowned for its beautiful sandy beaches, including the expansive East Beach, popular for walking, swimming and water sports, and West Beach, which stretches towards the historic Covesea Lighthouse and offers breathtaking coastal scenery. These natural surroundings make Lossiemouth particularly attractive to outdoor and nature enthusiasts.

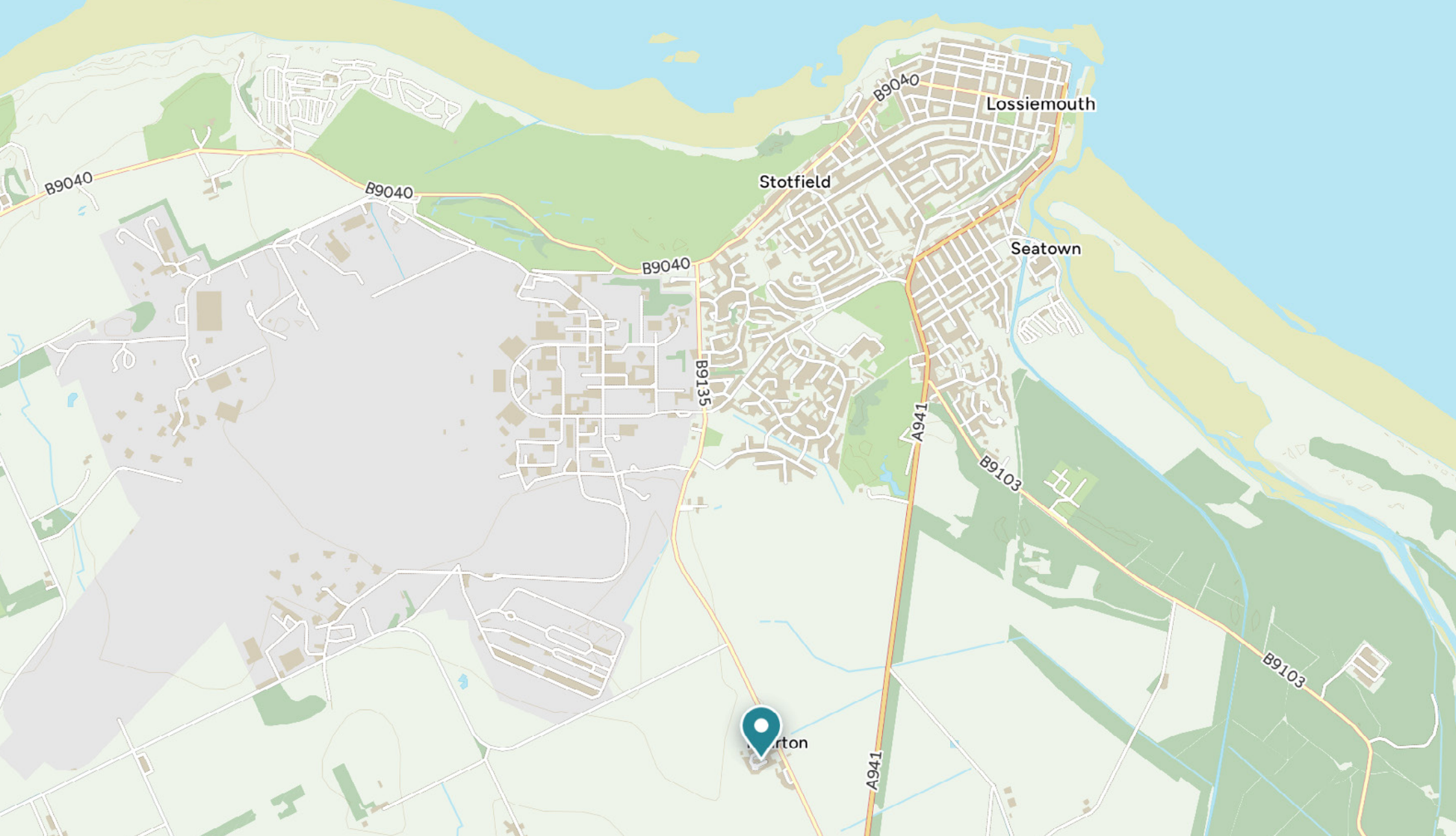




Lossiemouth has a proud maritime heritage, with its working harbour continuing to play an important role in local life. The town centre provides a good range of shops, cafés, restaurants and services, offering both traditional Scottish hospitality and modern dining options.

Educational needs are well catered for with local primary and secondary schools, while leisure facilities are plentiful. The highly regarded Moray Golf Club offers two championship links courses overlooking the coastline, drawing golfers from across the UK and beyond. The town also benefits from a range of sports clubs and community groups, including a well-supported Highland League football team, contributing to a strong sense of local identity.

Lossiemouth is well connected, with Elgin only a short drive away, providing rail links, larger retail options and further amenities. With ongoing investment in the Moray area and its continued popularity as both a residential and holiday destination, Lossiemouth remains an excellent choice for those seeking a balanced coastal lifestyle.



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