



27 Drainie Way, Lossiemouth IV31 6SZ

Offers Over £235,000



Key Features

- Semi-detached house
- Open plan Kitchen/Dining Room with double doors to the Lounge
- Handy Utility Room with Guest WC off
- Master bedroom with Dressing Room
- Two further Bedrooms
- Well-appointed family Bathroom with Shower
- Single Garage with small room at the rear
- Gas CH and DG
- Gardens and Driveway



Discover this charming extended semi-detached house on Drainie Way, Lossiemouth. With three bedrooms and an open-plan design, this home offers comfortable living spaces. Don't miss the chance to view this property.

Situated within the highly sought-after coastal town of Lossiemouth, this beautifully presented and thoughtfully extended home offers spacious, versatile accommodation and is presented in excellent walk-in condition.

The property has been enhanced by a substantial rear extension, creating a particularly appealing and sociable living space. On the ground floor, the heart of the home is the impressive open-plan kitchen and dining room, which is well appointed and ideal for both everyday family life and entertaining, which leads to the generous lounge provides a comfortable and welcoming space to relax, complemented by a useful utility room and convenient guest WC.

Upstairs, the accommodation continues to impress with a spacious master bedroom featuring a separate dressing room with fully fitted wardrobes, together with two further bedrooms and a family bathroom.

Externally, the property benefits from gardens to both the front and rear, and a single garage offers excellent storage, while an additional room to the rear of the garage provides a versatile space that would be perfectly suited to a home office, studio, craft room or hobby space.





Entrance Hallway

UPVC front door with decorative opaque panel leads to the Entrance Hallway. Carpeted staircase to the upper floor. Under stair cupboard. Doors to Lounge and Kitchen.

Lounge 3.35m x 3.88m

Window to the front fitted with curtains. Double glass doors to:-

Breakfasting Kitchen 5.24m x 2.92m

Spacious open plan room which is ideal for entertaining, fitted with ample white shaker style cabinets with contrasting worksurfaces. Large central island with substantial wooden countertop, drawers, seating for three bar stools, and built-in wine cooler. Integrated dishwasher, oven and hob. One and a half bowl sink and drainer beneath window to the side. Door to Utility room. Opening to:-

Dining Room 2.10m x 2.95m

Good-sized dining room with patio doors to the rear garden. Curtains.

Utility Room 2.20m x 2.90m at widest points

Doors to the rear and side of the property. Sink and drainer with cupboards above and below. Washing machine. Door to:-

WC 1.83m x 1.68m at widest points

Fitted with WC and wash hand basin. Has the potential for a shower cubicle to be added. High level opaque window.

Upper Floor

Bright and airy landing with window to the side. Doors to all bedrooms and family bathroom. Storage cupboard.

Master Bedroom 4.41m x 2.85m

Well-proportioned master bedroom with twin windows to the rear of the property. Opening to:-

Dressing Room 2.31m x 2.90m at widest points

Fitted wardrobes along one wall and a shelved cupboard on the other side.

Bedroom 2 2.40m x 3.28m

Double bedroom with built-in wardrobes. Twin windows to the front.

Bedroom 3 2.73m x 2.35m

Single bedroom with window to the front.



Bathroom 1.94m x 1.89m

Bright and spacious family bathroom with a modern white suite comprising a fitted vanity unit with WC and wash hand basin, a bath, and shower cubicle, complemented by stylish dark flooring. Medicine cabinet and wall mirror.

Front Garden

The garden to the front is laid in lawn with a paved path to the front door, which also leads down the side to the garage. Lock block driveway with parking for one car.

Rear Garden

Paved patio adjacent to the house with steps up to a fully enclosed garden which is laid to lawn with a decked patio. Rotary dryer.

Garage 3.02m x 4.57m

Electric up and over door. Radiator, power and light. Pedestrian door and window to the rear garden. Door to:

Office/Craft Room 2.99m x 2.05m

Fitted shelving. Radiator, power and light.

Fixtures and Fittings

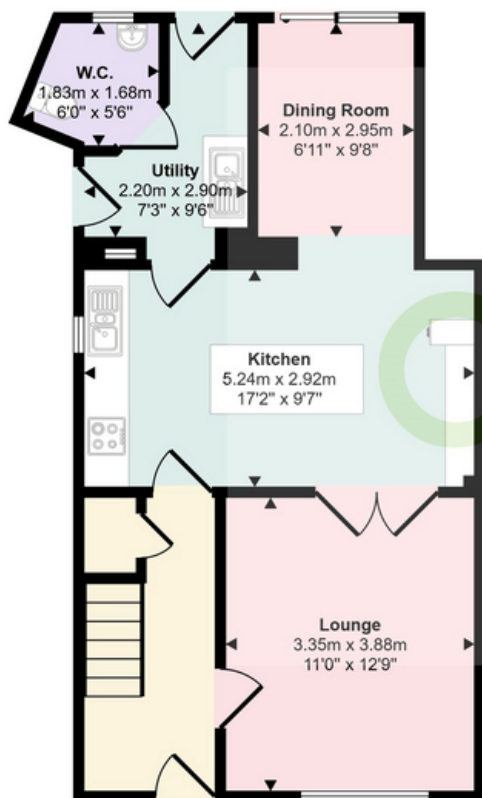
The fitted floor coverings, blinds and light fittings and some curtains (downstairs), will be included in the sale price along with the integrated dishwasher, oven, hob and also the washing machine.

Home Report

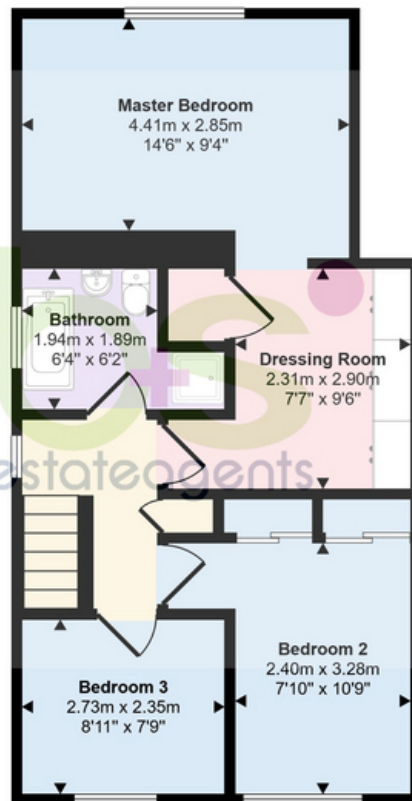
The Home Report Valuation as at September 2026 is £235,000, Council Tax Band D and EPI rating is C.



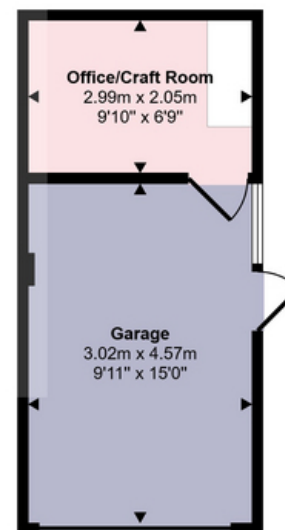
Approx Gross Internal Area
125 sq m / 1343 sq ft



Ground Floor
Approx 53 sq m / 567 sq ft



First Floor
Approx 52 sq m / 557 sq ft



Garage/Storage Room
Approx 20 sq m / 219 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	79	83
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	80	81
EU Directive 2002/91/EC		

Tenure Type: Freehold
Council Tax Band: D
Council Authority: moray