





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

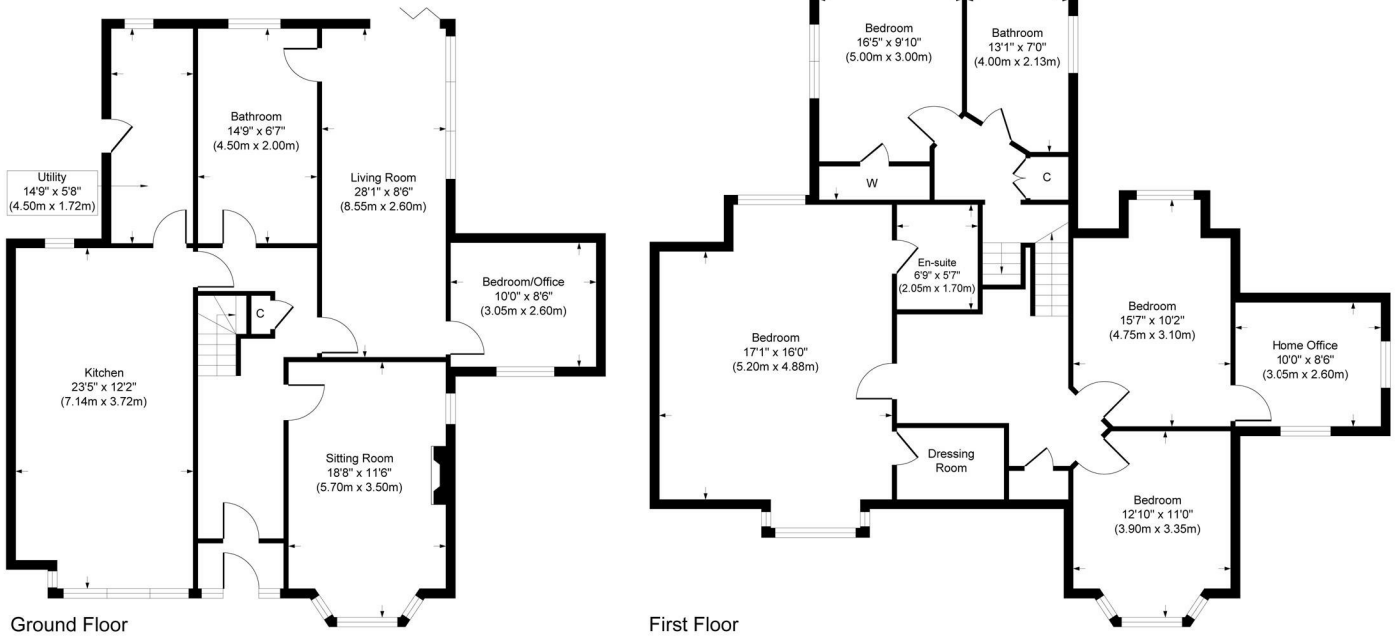






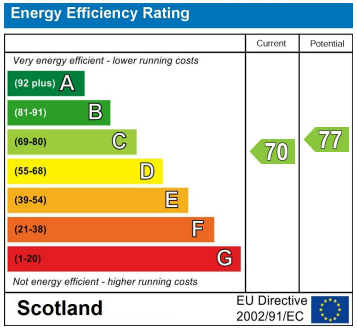








Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



EPC Rating: C Council Tax Band: E

Disclaimer: These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by us. We recommend that purchasers arrange for a qualified person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

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