



Caledonia

Brander Street

Offers Over £320,000

ccl  
PROPERTY



# Caledonia

Lossiemouth, IV31 6BE

CCL are delighted to offer for sale this superb 3 Bedroom Detached Family Home in the popular coastal town of Lossiemouth. Built only five years ago by Tulloch builders and still under the NHBC warranty, the property has superb accommodation on two floors with the benefits of double glazing and air source heating. Garden area to the front with driveway for parking and enclosed garden to the rear.

The property is located in a quiet street close to many local amenities. Lossiemouth is a beautiful coastal town on the Moray Firth. It offers great services and facilities which include primary and secondary schools, local shops, supermarkets and post office. As well as many restaurants, hotels, cafes and pubs, which cater for the thriving holiday market. As well as being within walking distance of Moray Golf Club, the 2 beautiful beaches and many coastal walks. Elgin offers a wider range of services and facilities to include: many chain stores, supermarkets, primary and secondary schools and leisure facilities including an ice rink. Elgin is also linked by road and rail to Inverness, Aberdeen and beyond.









### The Property

The tastefully decorated, modern home has spacious accommodation spanning two floors with a Vestibule, Hallway, Living Room, Kitchen Diner, W.C on the ground floor, Three double bedrooms one with en-suite and Family Bathroom on the first floor. The property benefits from Double Glazing & Air-source Heating. The ground floor has under floor heating. All carpets and floor coverings, curtains, blinds and light fittings are included in the sale.

Accommodation:

Entrance Vestibule:

Accessed via an external door with a window to the front and a double cupboard for coats and storage. Further door leads to the Hallway.

Hallway:

Provides access to W.C and kitchen, on open plan with the Living Room and has staircase leading to upper floor. Understairs storage cupboard.

WC: (1.74m x 1.47m)

Features an attractive two-piece white suite and good storage space provided by a double cupboard with sliding doors. Frosted glass window to the rear.

Living Room: (5.85m x 3.5m)

Bright and spacious, open plan Living Room with large double aspect windows which provide excellent natural light, decorated in light neutral tones with grey wood effect laminate flooring.

Kitchen/Diner: (7.68m x 3.21m)

Spacious kitchen fitted with a range of white high gloss wall and base units with complimenting black granite style worktops incorporating sink and drainer and matching splash back. Integrated oven, hob and stainless steel extractor hood, also, microwave, fridge, freezer and dish washer. Base units are complimented by LED lighting included in the kickplates. Grey, wood effect laminate. It also boasts a breakfast bar which separates the kitchen from the dining area, which has patio doors leading to the garden with full length glazing panels on either side, providing a very bright and well-lit space. Continues with the grey, wood effect laminate flooring.

Upper Landing:

Staircase leads to the upper landing which has attractive feature in the glass and wood banister, is carpeted in dark grey tartan effect and LED stair lighting. The upper landing is well-lit by a glass skylight and leads to the three bedrooms and family bathroom. A shelved airing cupboard provides additional storage space.

Bedroom 1: (3.51m x 3.21m)

A double bedroom situated to the front of the property has ample space for free standing furniture as well as a fitted double wardrobe with sliding doors which provides excellent hanging and shelf space. A window to the front provides lots of natural light. Door to the en-suite.

En-Suite: White two-piece suite consisting of WC and sink incorporated into white vanity unit with black marble effect top. A large walk-in shower has a mains shower installed and black aqua panels. A frosted glass window provides lots of natural light and there is white tiled floor.

Bathroom: (2.51m x 1.53m)

Spacious family bathroom fitted with a 3 piece suite comprising of WC, wash hand basin and bath with over bath shower fitted with glazed screen door and white tiling. Frosted window to the rear.

Bedroom 2: (3.32m x 2.97m)

Another double bedroom to the rear of the property with ample space for free-standing furniture.

Bedroom 3: (4.37m at longest x 2.83m)

Again, a double room situated to the front, with double fitted wardrobes and ample space for free standing furniture.

### External

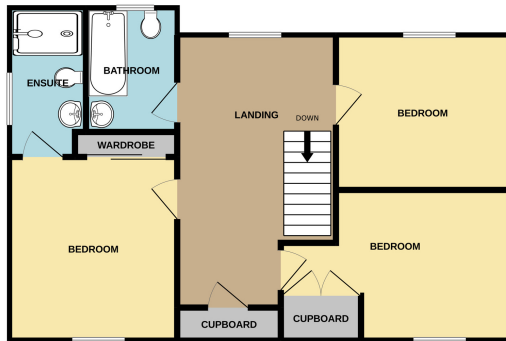
The garden to the rear is private and enclosed with a mixture of wall and wooden fencing, mainly laid to lawn and has a raised slabbed patio accessed from the dining area and a path leading to a further slabbed area. To the front there is a decorative stone wall and a slabbed pathway leading to the door and surrounded in gravel chips. Tarrd driveway to the side with parking space for 2 cars.



GROUND FLOOR



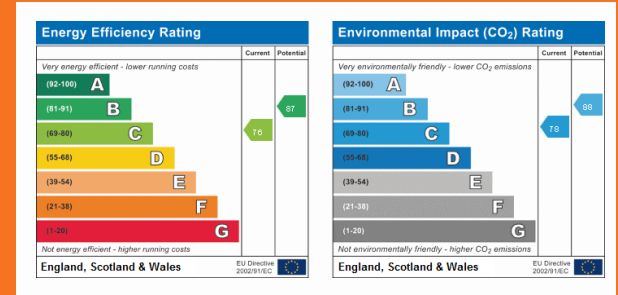
1ST FLOOR



CALEDONIA, BRANDER STREET, LOSSIEMOUTH, IV31 6BE

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

ccl  
PROPERTY



62 High Street, Elgin

Moray

IV30 1BU

0134 361 0520

info@cclproperty.com