

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

Kinneddar Meadows Plot 82, Lossiemouth IV31 6GD

PRICE REDUCED BY £2000



This four bedroom Tulloch of Cummingston house provides comfortable and well laid out family accommodation on two levels, with a south facing rear garden.

HIGH QUALITY FINISH WITH FYFESTONE FRONTAGE

FOUR DOUBLE BEDROOMS

EN SUITE TO MASTER BEDROOM

OPEN PLAN KITCHEN/DINING AREA

INTEGRAL GARAGE AND UTILITY

FULLY TURFED FRONT GARDEN

DESIGNER FITTED KITCHEN AND LUXURY BATHROOMS OF YOUR CHOICE

CHOICE OF PAINT COLOUR TO EACH ROOM

SOUTH FACING REAR GARDEN

OPTIONAL SUN LOUNGE TO REAR

FREEHOLD

Price From
£337,500

E1044

Lossiemouth is described as the 'jewel in Moray's crown', boasting a championship golf course, two large sandy beaches, yachting marina and esplanade area with seafront cafes and restaurants. This small development is conveniently located by the marina, just a short walk from most local amenities.

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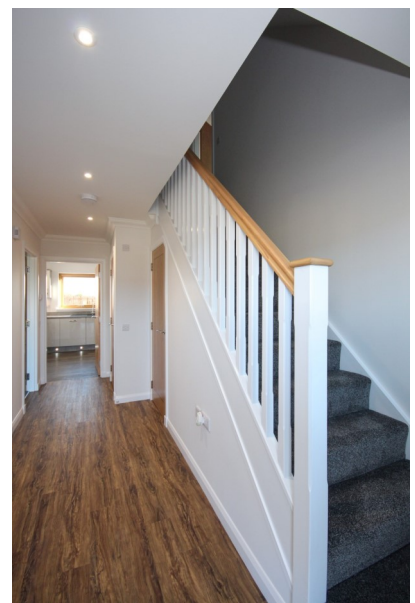
Featuring an open plan kitchen/diner with French doors leading to the south facing patio area in the rear garden, this luxury house offers all the conveniences, security, low maintenance and energy efficiency provided by modern construction.

Energy efficiency has been well thought of with high levels of insulation and airtightness, underfloor heating and an eco-friendly air source heat pump ensuring high levels of comfort and low heating bills.

The selling price includes a high quality internal finish with a choice of designer fitted kitchens, luxury bathroom sanitaryware and the option to further personalise the interior.



Disclaimer: Images are from similar housetypes and a representation of what the finished product could look like.



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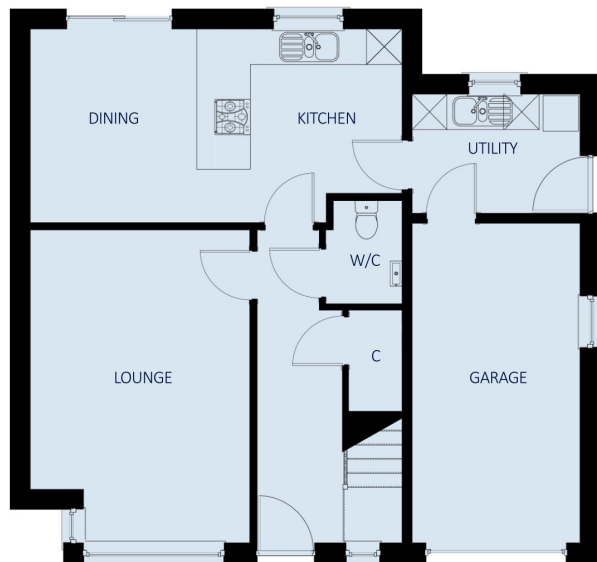
**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

Room Sizes:

• Lounge	3645 x 4320
• Kitchen	3100 x 2715
• Dining area	3050 x 3210
• Utility	2770 x 1950
• WC	1100 x 1745
• Garage	2880 x 5380
• Sun Lounge (optional extra)	3600 x 3460

• Master Bedroom	2820 x 3660
• En Suite	2820 x 1410
• Bedroom 2	2860 x 3530
• Bedroom 3	2760 x 3340
• Bedroom 4	2610 x 3520
• Bathroom	2140 x 2860

All room sizes are approximate and may vary due to nature of construction. The above details do not form any part of a contract and are for illustration purposes only.



GROUND FLOOR



FIRST FLOOR

Previously completed house of same design



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.