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Unit 4, 9D Shore Street  
Lossiemouth IV31 6PB

**PRICE REDUCED BY £15,000**



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

THREE DOUBLE BEDROOMS  
OPEN PLAN KITCHEN/DINING  
FULLY ENCLOSED SOUTH-FACING  
REAR GARDEN  
PAVIOR BRICK COMMUNAL  
PARKING AREA  
UNDERFLOOR HEATING AND  
ECO-FRIENDLY AIR SOURCE  
HEAT PUMP  
FIRST FLOOR VIEWS OVER THE  
MORAY FIRTH  
FULLY FINISHED AND READY TO MOVE IN  
NHBC 10 YEAR STRUCTURAL WARRANTY  
FREEHOLD

Reduced to  
**£214,750**

E944

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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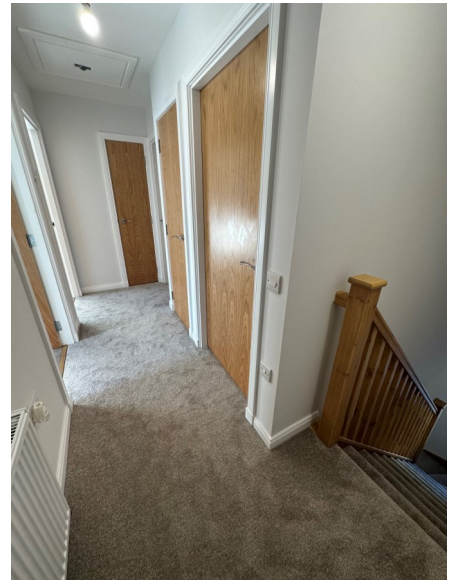
The open plan kitchen/diner includes French doors leading to the south-facing patio and enclosed rear garden area, which has a low maintenance artificial lawn and feature raised planting area.

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 fitted kitchen, luxury bathroom sanitaryware and floor coverings.





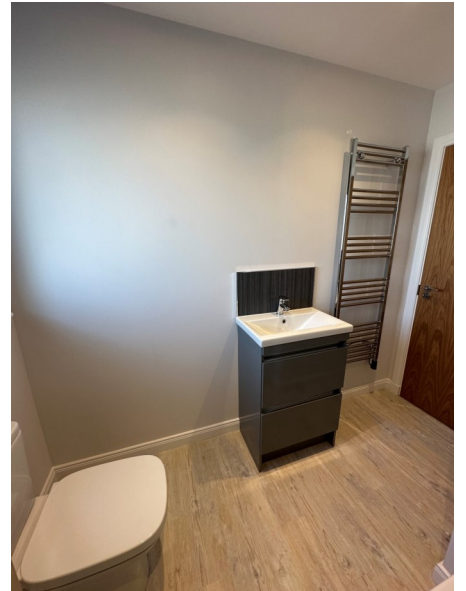




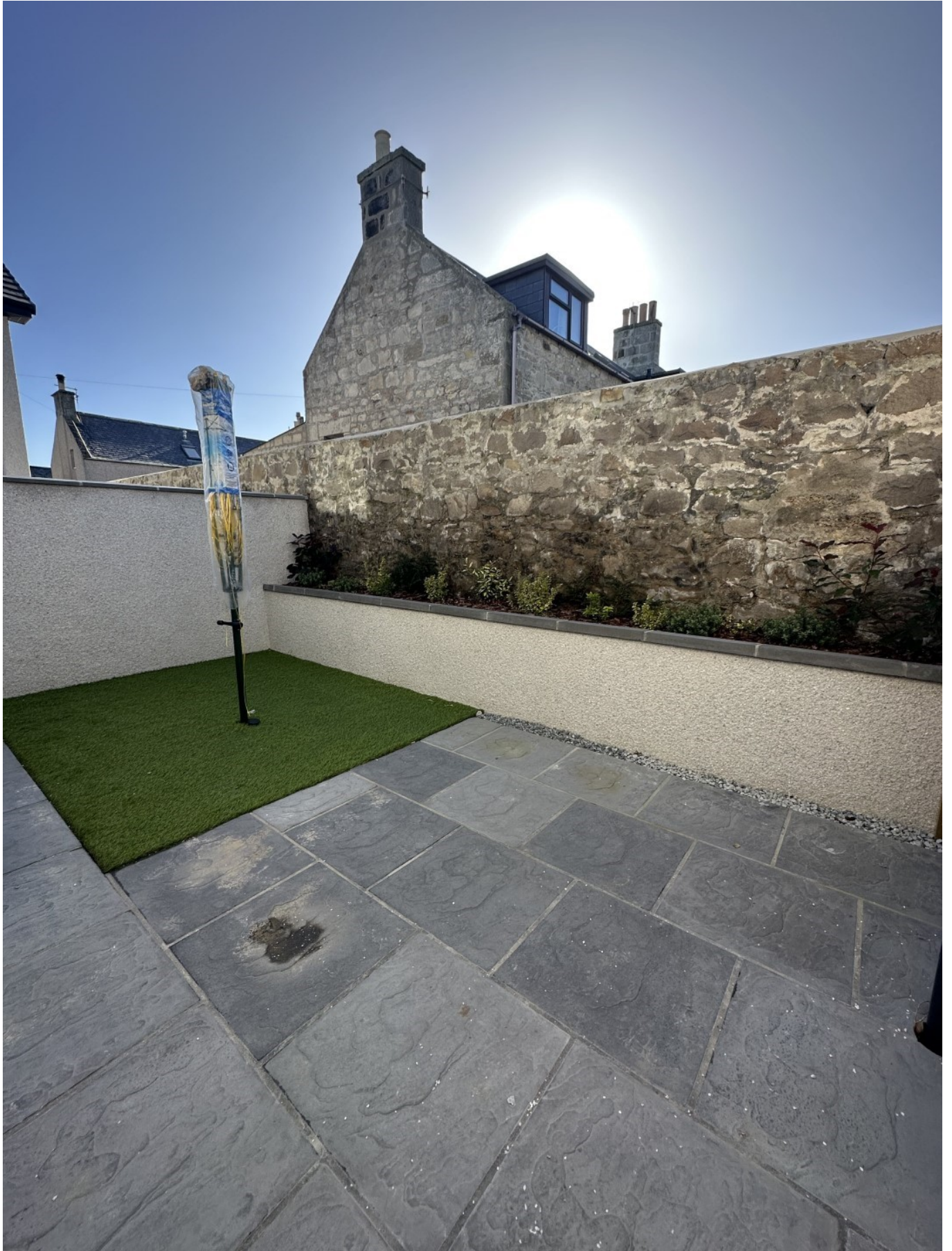












**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

## Room Sizes

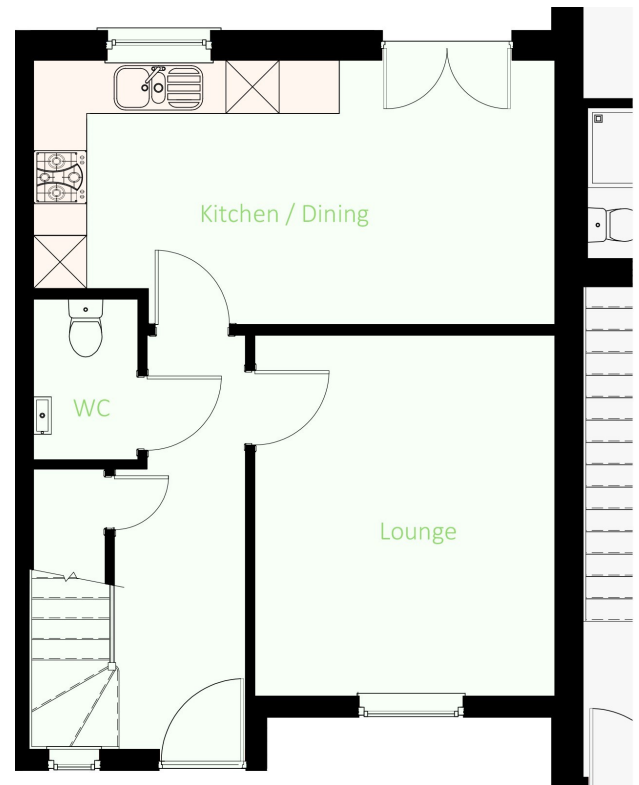
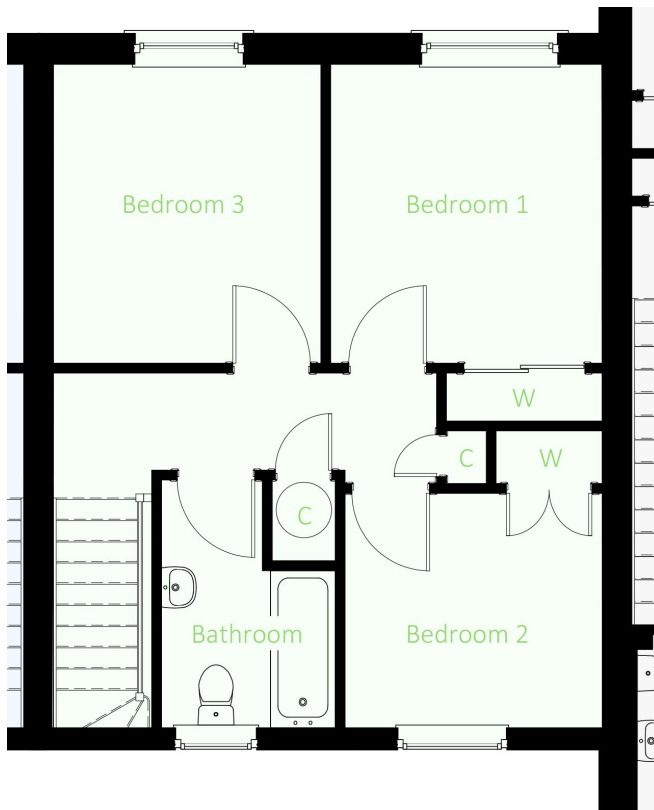
### Ground Floor:

- Lounge 3385 x 4070mm
- Kitchen/Dining 5885 x 2980mm
- WC 1180 x 1810mm

### First Floor:

- Master Bedroom 2935 x 3230mm
- Bedroom 2 2780 x 2535mm
- Bedroom 3 2895 x 3230mm
- Bathroom 1880 x 2680mm

*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.*



### 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.