

5 Thunderton Place, Elgin IV30 1BG



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## 2 Marine Court Lossiemouth IV31 6SR



This four bedroom detached property with double garage is in a very desirable location in the coastal town of Lossiemouth and would make a lovely family home

**DETACHED HOUSE  
FOUR BEDROOMS  
BALCONY  
FLOORED LOFT WITH VELUX  
WINDOWS  
DOUBLE GARAGE  
FRONT AND REAR GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£380,000**

**E972**

This four bedroom Tulloch of Cummingston individually designed, detached property is situated in a sought after location in the desirable coastal town of Lossiemouth, just a short distance from West Beach, Moray Golf Club and other local amenities.

In walk-in condition, the accommodation comprises to the first floor: Entrance vestibule, spacious hallway, dining kitchen, large open plan living room/dining room with gas fire and balcony, two double bedrooms, both with built-in wardrobes, one with en suite, and a family bathroom with separate bath and shower cubicle.

Downstairs are two further double bedrooms, both with built in wardrobes, wc and utility room. The spacious ground floor hallway provides access to the double garage with electric rollover door. A rear vestibule leads to the driveway, with parking for several cars, and there are mature and well-tended garden grounds to the front, side and rear of the property.

With gas-fired under floor heating and double glazing throughout, there are solid wood floors to the kitchen, living room and dining area.

This is a lovely family home and we highly recommend a viewing.







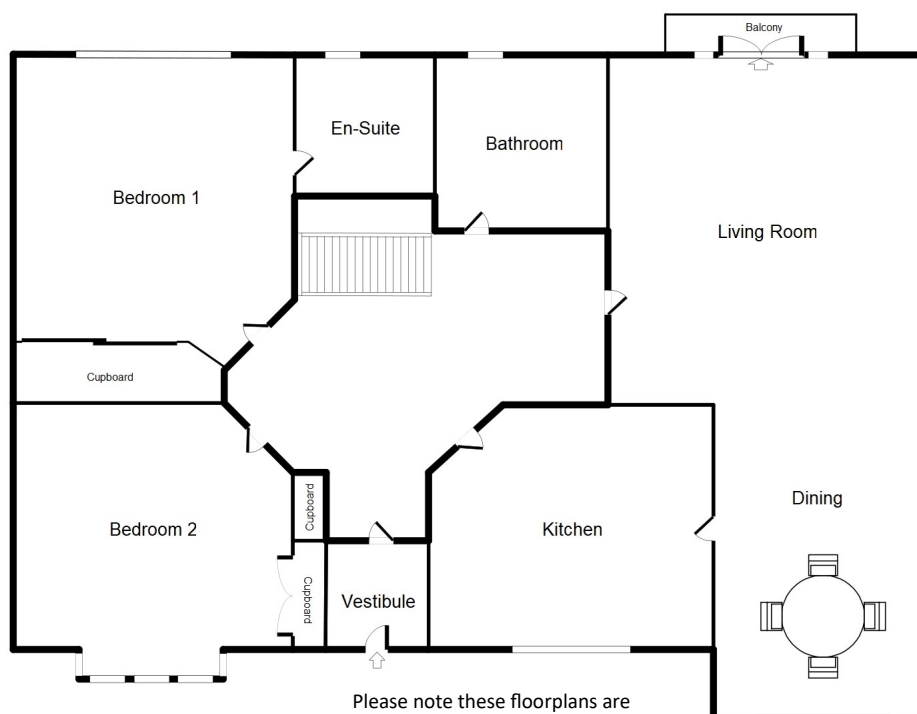
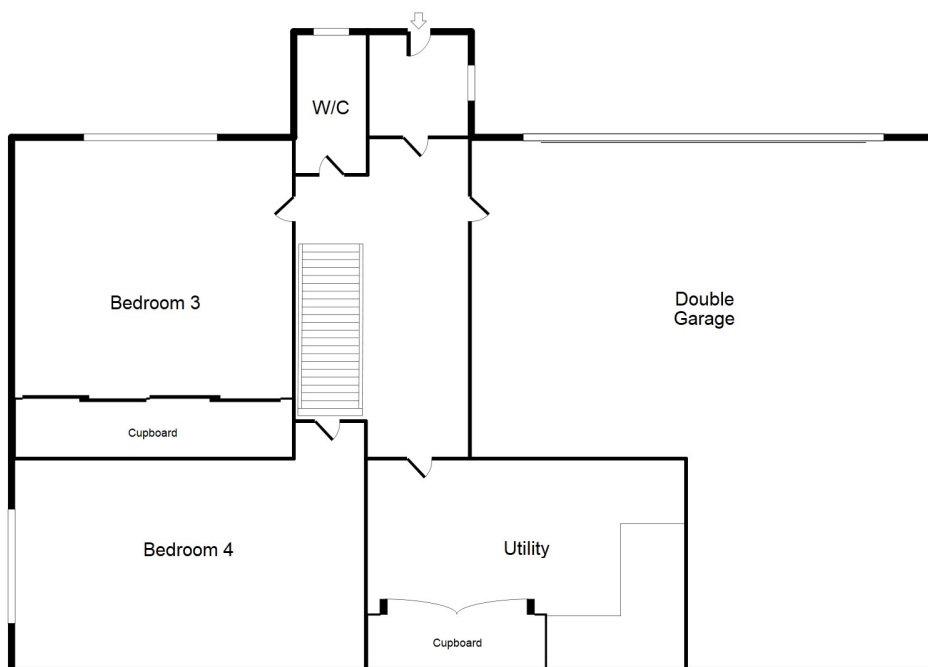






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- |                |               |                  |               |
|----------------|---------------|------------------|---------------|
| • Kitchen      | 3.37m x 3.01m | • Vestibule      | 1.24m x 1.07m |
| • Lounge/Diner | 8.39m x 4.38m | • D/S Bed 3      | 3.54m x 3.41m |
| • Bedroom 1    | 3.96m x 3.65m | • Bedroom 4      | 4.47m x 3.33m |
| • En Suite     | 1.96m x 1.67m | • Utility        | 3.94m x 2.29m |
| • Bedroom 2    | 3.65m x 3.06m | • Garage         | 7.62m x 5.70m |
| • Bathroom     | 2.74m x 2.00m | • Rear Vestibule | 1.19m x 1.04m |



Please note these floorplans are not to scale and are for representational 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.