

**16 KINNEDDAR STREET  
LOSSIEMOUTH IV31 6PW**



**SUPERB FOUR BEDROOM DETACHED TOWNHOUSE OFFERING GENEROUSLY-PROPORTIONED, FAMILY-SIZED ACCOMMODATION THROUGHOUT. SITUATED IN THE HEART OF LOSSIEMOUTH AND CLOSE TO SCHOOLS, BEACHES, GOLF COURSE AND RAF LOSSIEMOUTH.**

**VIEWING IS ESSENTIAL.**

**PLEASE TELEPHONE THE SELLING AGENTS ON [01343] 544077  
TO ARRANGE AN APPOINTMENT TO VIEW OR FOR FURTHER DETAILS**

**Grigor & Young LLP**

**SOLICITORS & ESTATE AGENTS**

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**LOUNGE  
DINING ROOM  
DINING KITCHEN  
GAMES ROOM  
STUDY  
MASTER BEDROOM WITH ENSUITE  
FURTHER THREE BEDROOMS  
FAMILY BATHROOM  
SUN ROOM  
UTILITY ROOM  
REAR GARDEN  
GARAGE  
GAS CENTRAL HEATING  
DOUBLE GLAZING**

**OFFERS IN  
REGION OF  
£290,000**



## PROPERTY DESCRIPTION

Handsome detached four-bedroom townhouse conveniently situated in the heart of Lossiemouth, and within walking distance of all facilities and amenities available in the town, including schools, shops, golf course, beaches, marina and RAF Lossiemouth. Offering well-presented, generously-proportioned accommodation throughout which has been modernised and decorated to a high standard, the property is likely to appeal to a number of prospective purchasers, especially those looking for a family home within this much sought-after coastal town. Further benefitting from a rear garden, garage, driveway, gas central heating and double glazing, viewing is essential to appreciate the accommodation on offer.

## HALLWAY & UPPER FLOOR

Glazed door leading to the hallway; carpeted flooring; deep under-the-stair cupboard; further part-shelved cupboard; carpeted staircase to the upper landing; light and airy upper landing with space for free-standing furniture; carpeted flooring; hatch to the loft space, which is accessed via a Ramsay ladder, and offers further storage; wall-mounted cabinet housing the electrical consumer unit.

## LOUNGE & ADJOINING DINING ROOM

Warm and welcoming, generously-proportioned reception room with more than ample space for a range of furniture; wall-mounted living flame electric fire; laminate flooring; large picture window facing in an easterly direction; feature archway leading to the adjoining dining room; dining room with space to accommodate a family-size table and chairs and additional free-standing furniture; laminate flooring; door to the second rear hallway; the open-plan design of the lounge and the dining room creates a wonderful modern living space, ideal for social dining.

## GAMES ROOM/GYM

Spacious multi-purpose room which may be used in a number of ways, including as a games room, home cinema, studio or as a gym; ceiling-height windows; carpeted flooring; door to the adjoining garage.

## STUDY

Versatile room which may be utilised in a number of ways, including as a study or a playroom; space for free-standing furniture; vinyl flooring; double cupboards providing excellent shelved storage.

## KITCHEN & UTILITY ROOM

Well-appointed dining kitchen with an excellent range of units; generous amount of worktop surface extended to incorporate a breakfast bar; Karndean flooring; integrated white goods consisting of:- Logik oven, induction hob, fridge and dishwasher, which are included in the sale; space to accommodate a fridge-freezer; additional cupboard housing the Vokera boiler; dual-aspect room with windows to the rear and side elevations. Utility room with worktop surface and a tiled splashback and storage; space and plumbing for a washing machine, tumble dryer and an under-the counter fridge; vinyl flooring.

## MASTER BEDROOM & ENSUITE

Light and airy king-size bedroom; more than ample space for a range of furniture; carpeted flooring; dual-aspect room with windows to the front and rear; door to the walk-in wardrobe, providing shelf and rail storage; door to the ensuite shower room. Ensuite consisting of:- W.C; pedestal wash-hand basin; shower cubicle with a tiled interior and a mains' shower unit installed; vinyl flooring; translucent window to the rear and additional skylight.

## BEDROOMS 2 & 3

King-size Bedroom 2; built-in triple wardrobes; space for free-standing furniture; laminate flooring; dual-aspect room, with one window offering a sea view. Bedroom 3 consisting of:- double bedroom; space for furniture; window to the rear elevation.

## BEDROOM 4/FAMILY ROOM

Well-proportioned room which may be utilised in a number of ways, including as a king-size bedroom or family room; dual-aspect room with windows to the side and front; space for free-standing furniture; carpeted flooring; marble fireplace surround housing an electric fire.

## BATHROOM

Family-sized bathroom with a suite consisting of:- W.C; wash-hand basin within modern units, which also provide storage; corner bath; shower enclosure with a mains' shower unit installed; wall tiled around the wet areas; vinyl flooring.



### SUN-ROOM

Rear-facing room; space for free-standing furniture; tiled flooring; double doors leading to the rear courtyard.

### OUTSIDE

Shared driveway leading to wrought iron double gates which, in turn, leads to the sizeable rear grounds; courtyard laid in loc-bloc and provides parking for several vehicles; fenced garden laid in lawn with a planted border and space for garden furniture; drying green with rotary dryer; garden shed; garage with power and light.

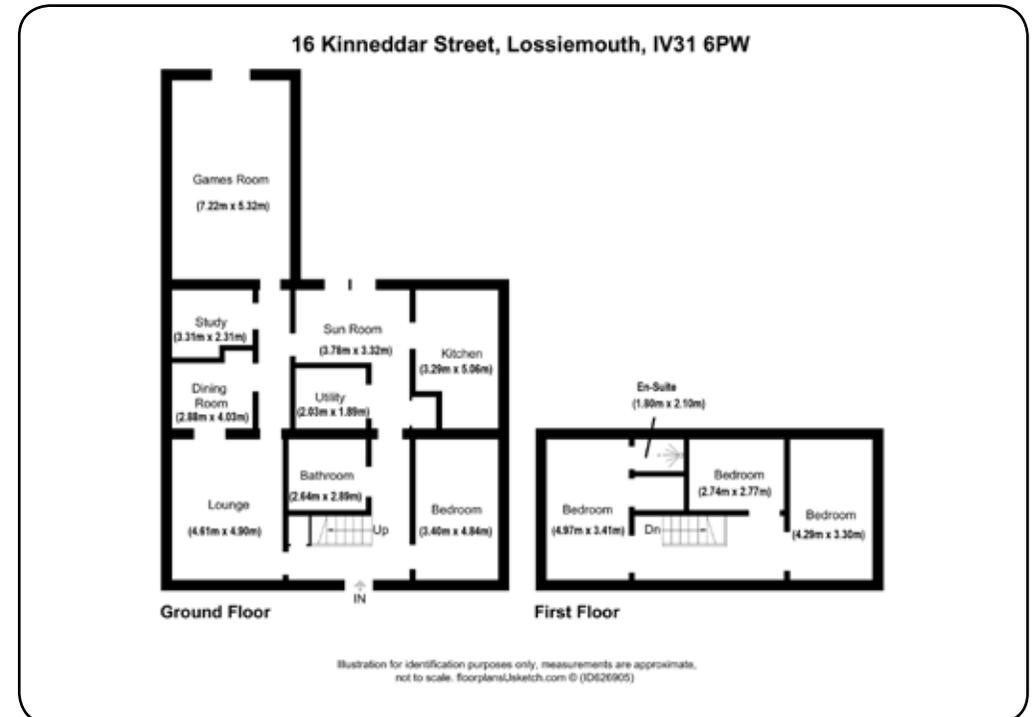
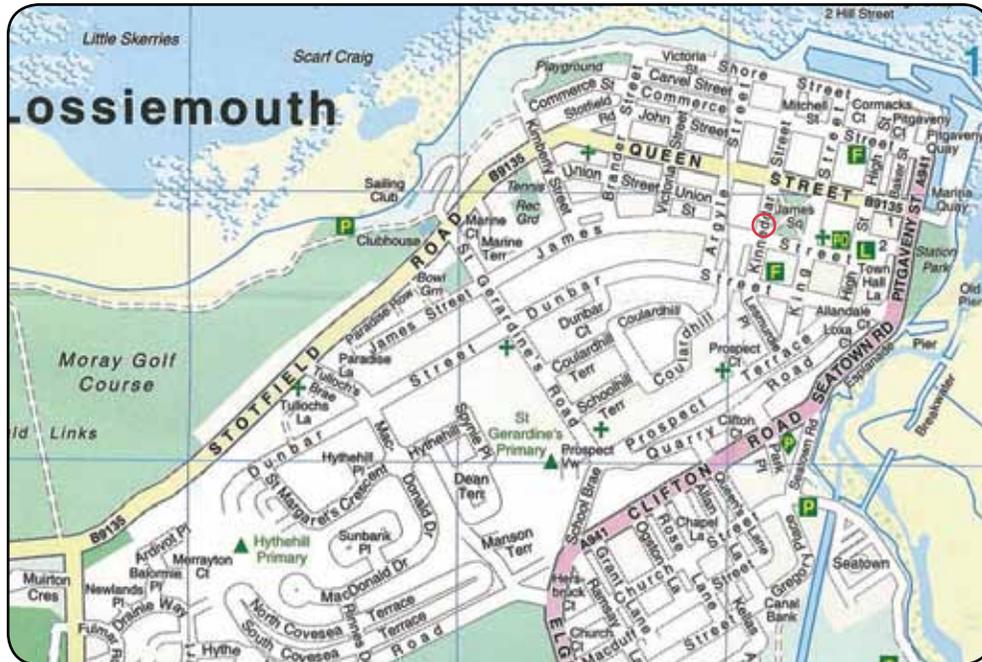
### COUNCIL TAX: E

### ENERGY EFFICIENCY RATING: E

**NOTE 1:** Included in the asking price will be all floor coverings, curtains, the white goods listed and the garden shed.

**NOTE 2:** The mention of any appliances and/or services in these details have not been tested, or checked that they are connected, and does not imply that these are in full and efficient working order.

**NOTE 3:** If you are thinking of selling your property then we would be delighted to offer a free valuation. Please contact us on (01343) 544077 to arrange an appointment.



Grigor & Young LLP a limited liability partnership

Registered in Scotland Number S0306314.

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A list of Members' names is available for inspection at our office



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