

41 Argyle Street

LOSSIEMOUTH, ELGIN, IV31 6AP



THREE-BEDROOM SEMI-
DETACHED COTTAGE



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase a good-condition three-bedroom semi-detached cottage with an enclosed garden on Argyle Street Lossiemouth; it is ideally located for Lossiemouth High School, the marina and Lossiemouth East/West Beaches.

The accommodation comprises a small entrance hall leading to all accommodation. Ahead is the main bedroom, a spacious double with views over the rear garden. On the right of the hall is a comfortable carpeted family lounge, a small corridor to the rear of the lounge connects you to a family bathroom with shower over bath and bathroom suite, which is partially tiled, with a velux window providing natural light.

From the rear hall, a door leads to the enclosed rear garden. Finally, you arrive at a small modern, well-equipped kitchen. The kitchen has a ceramic hob, electric oven, standalone fridge, and washing machine, with additional storage and a food preparation area.





The Kitchen



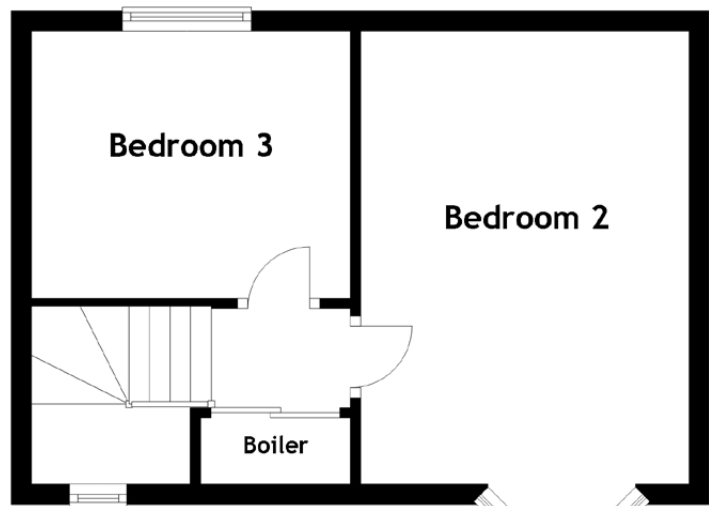
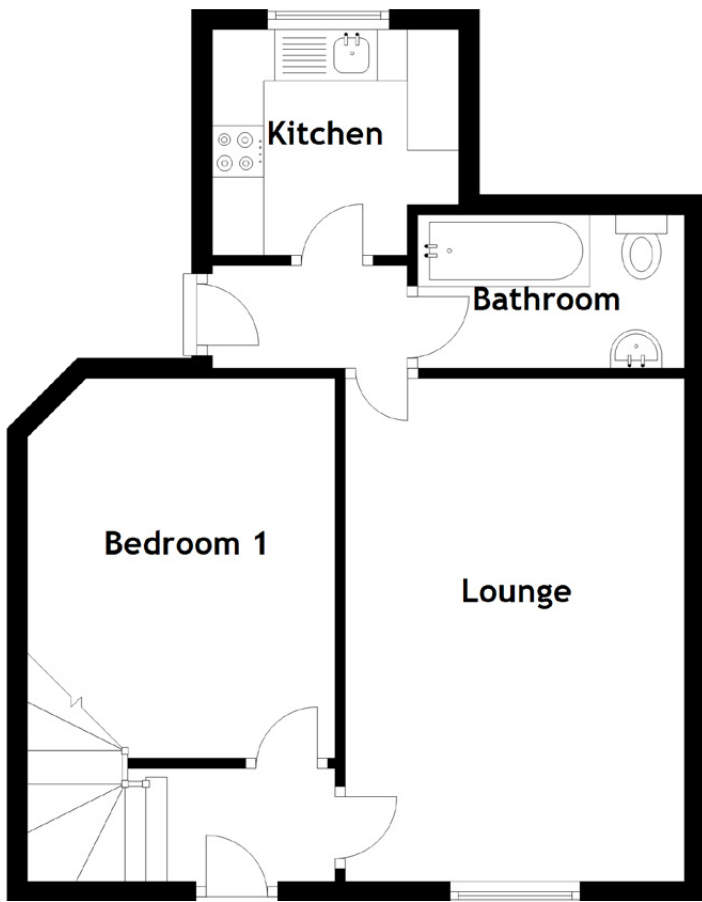






Climbing the stairs from the entrance hall are two double bedrooms. Bedroom 2 has a lovely dormer window and excellent built-in wardrobes. Bedroom 3 is to the rear of the property and is a good-sized double room with space for a free-standing wardrobe. There is also a landing cupboard that houses the gas boiler.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.30m (10'10")
Kitchen	2.40m (7'11") x 2.20m (7'3")
Bathroom	2.60m (8'6") x 1.50m (4'11")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bedroom 2	4.40m (14'5") x 3.20m (10'6")

Bedroom 3	3.10m (10'2") x 2.60m (8'6")
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Gross internal floor area (m²): 65m²

EPC Rating: D

To the rear of the house, stone wall frames and a wooden fence enclose the garden, which is laid to lawn with a stone patio and a wooden garden shed. The garden offers a safe and private space for both pets and children. On-street parking is available at the front of the property.



This traditional property has been well maintained and offers gas central heating, uPVC glazing, and a fully enclosed garden close to the marina and beaches. This house would make an ideal family home or buy-to-let investment.





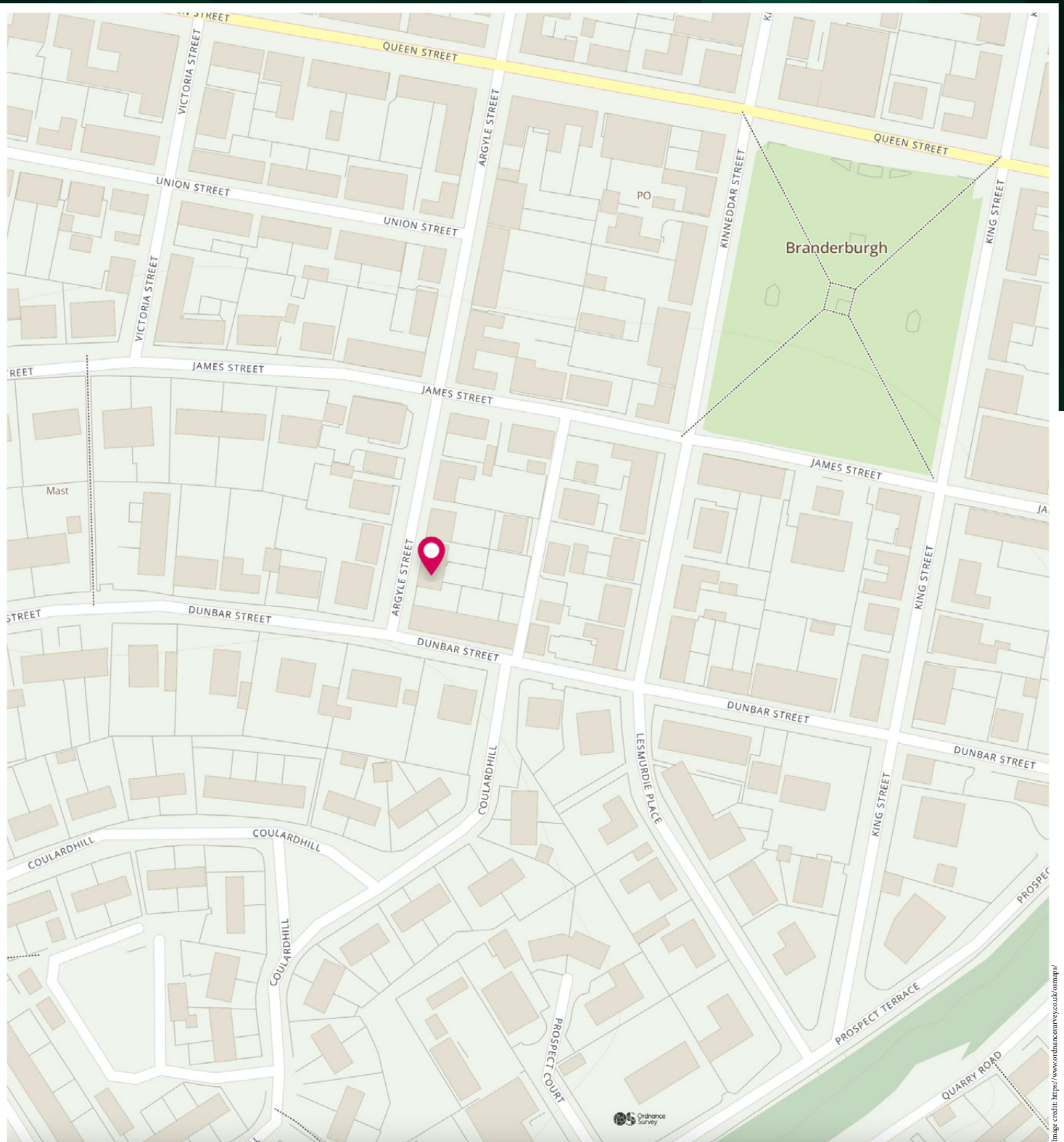
Lossiemouth is a beautiful coastal town on the Moray Firth. Renowned for its unique climate, and is known as the Riviera of the North.

Situated on the Moray Coast, Lossiemouth is favoured by the mild temperatures of the Gulf Stream, miles of excellent beaches and surrounded by Laich of Moray. Lossiemouth West Beach extends for three glorious miles towards Covesea Lighthouse, and the East Beach enjoys undulating dunes which parallel the sea and River Lossie. The town offers excellent services and facilities, including primary and secondary schools, local shops, supermarkets and a Post Office.

The Moray Coast is diverse and offers spectacular walking, fishing and golf. Abundant wildlife, including Osprey, dolphins and seals, are frequently seen along this rugged coastline.

Elgin is a cathedral city located 5 miles south of Lossiemouth and on the A96, linking Aberdeen and Inverness. Elgin's leisure facilities include a swimming pool, ice rink and many golf courses.





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THE SUNDAY TIMES
THE TIMES



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