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Plot 43, Inchbroom Pines, Lossiemouth IV31 6FL

Photograph of a similar completed bungalow



PRICE REDUCED BY £10,000

This luxury four bedroom Tulloch of Cummington bungalow with south-east facing rear garden is the entrance plot to the exclusive 'Inchbroom Pines' development in Lossiemouth.

HIGH QUALITY FINISH WITH FYFESTONE FRONTAGE
FOUR BEDROOM BUNGALOW
EN SUITE TO MASTER BEDROOM
BUILT-IN WARDROBES TO BEDROOMS
INTEGRAL DOUBLE GARAGE AND UTILITY
FULLY TURFED FRONT GARDEN
DESIGNER FITTED KITCHEN AND LUXURY BATHROOMS OF YOUR CHOICE
CHOICE OF PAINT COLOUR TO EACH ROOM
ULTRAFAST 'FIBRE TO THE PREMISES' BROADBAND CONNECTION
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Price From
£485,000

E1097

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 on the edge of town, just a short walk from local amenities, beaches and woodland walks.

This luxury four bedroom Tulloch of Cummington bungalow is the entrance plot to our exclusive 'Inchbroom Pines' development in Lossiemouth. The property boasts a south-east rear garden, EV charger provision, ultrafast broadband, integral double garage and utility.

Featuring four ground floor double bedrooms and a kitchen/diner area which could be opened up through to the large living room, this executive house offers all the convenience, security, low maintenance and energy efficiency provided by modern construction, providing comfortable and well laid out family accommodation on a single level, with built-in wardrobes to three of the bedrooms.

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: Since the property is not complete, images are from similar house types and a representation of what the finished product could look like.



Choice of kitchen design and finish



Pick from a range of different appliances



28 paint colours to choose from

Choice of designer bathroom sanitaryware



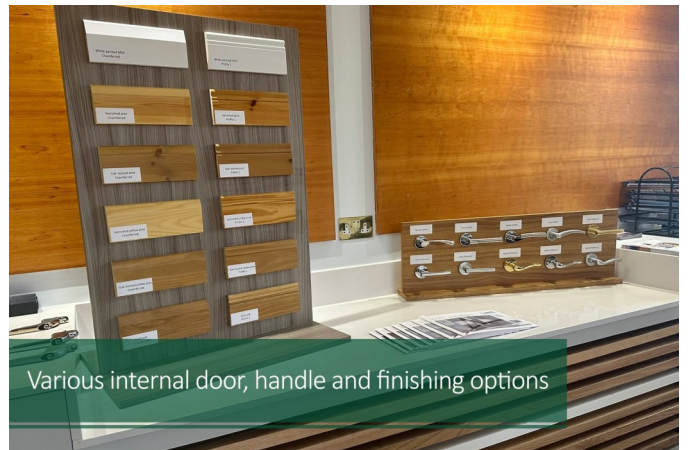
Current stage of build



Fyfestone finish to frontage of bungalow



Various internal door, handle and finishing options

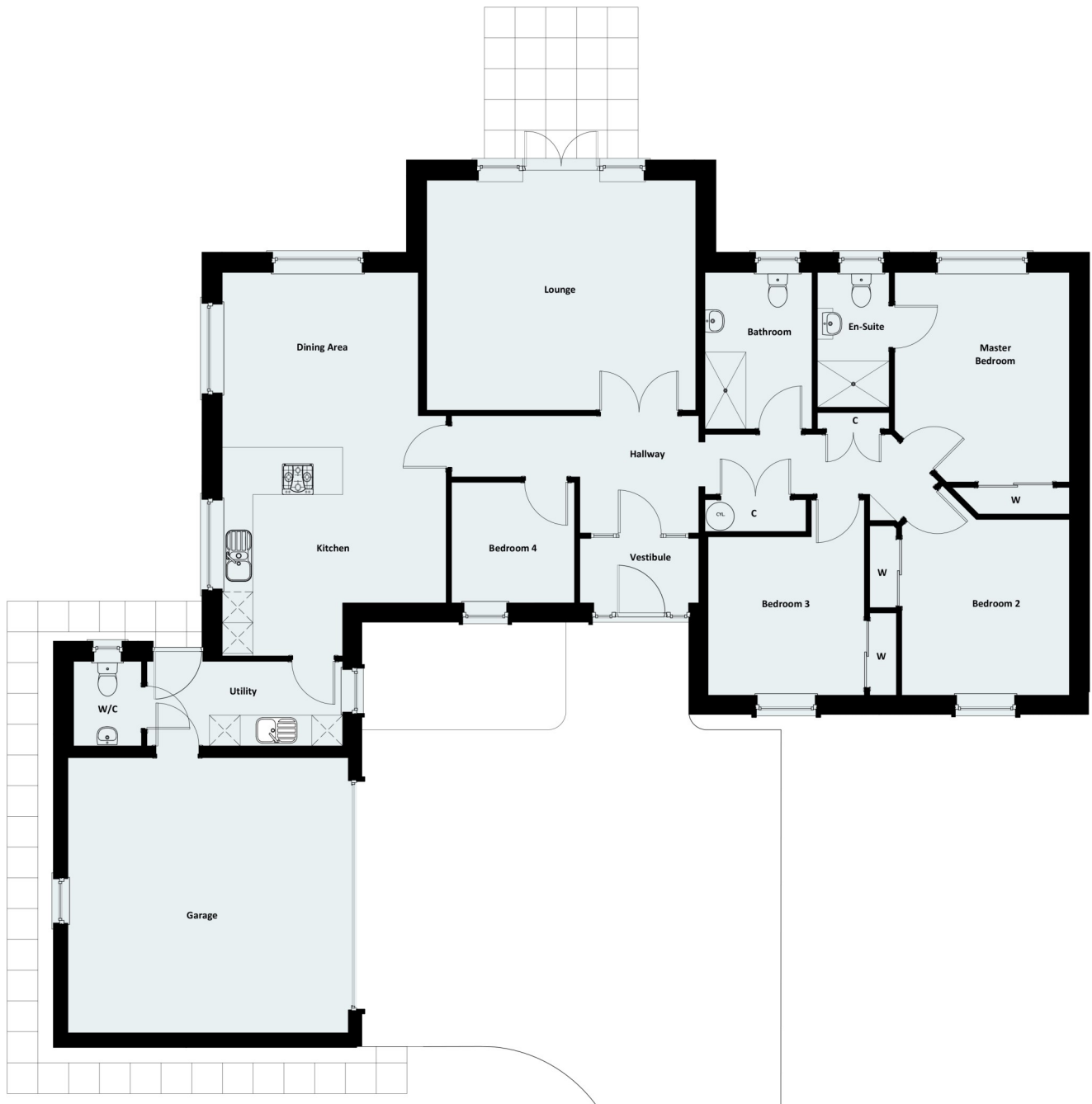


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

Room sizes

• Lounge	5250 x 4490	• Bedroom 3	3050 x 3090
• Kitchen	4370 x 4690	• Bedroom 4/Study	2400 x 2355
• Dining	3825 x 2795	• Bathroom	2090 x 3055
• Master bedroom	3410 x 4090	• Vestibule	2320 x 1260
• En Suite	1400 x 2630	• Utility	3820 x 1650
• Bedroom 2	3270 x 3430	• WC	1325 x 1650
		• Garage	5470 x 5370

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 illustrative 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.