

91 Stotfield Road, Lossiemouth, IV31 6QT  
Offers Over £175,000

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Nestled on Stotfield Road in the charming coastal town of Lossiemouth, this delightful, well-presented, terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 904 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room and spacious dining kitchen provide a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is the stunning sea views that can be enjoyed between the rooftops, from two of the bedrooms, allowing you to appreciate the beauty of the horizon from the comfort of your own home.

For those who enjoy outdoor activities, the property is just a short walk from the beach, offering easy access to sandy shores and picturesque walks along the seafront. Additionally, the convenience of parking for two vehicles adds to the appeal, making it easy for you and your guests to come and go as you please.

This charming terraced house on Stotfield Road presents an excellent opportunity for anyone looking to embrace coastal living in Lossiemouth. With its prime location, spacious interiors, and delightful views, this property is not to be missed.

### Porch

3'2" x 3'3" (0.98 x 1)

Attractive entrance to the property with 3 windows on half height walls and tiled floor. Glazed door to Hallway.



### Entrance Hallway

4'6" x 6'5" (1.38 x 1.96)

Glazed doors to the Lounge and Kitchen. Staircase to the upper floor. Ceiling light, radiator with cover and laminate wood floor.



### Lounge

11'8" x 17'5" (3.57 x 5.33)

Generous, well presented Lounge with front facing picture window plus double patio doors to the rear garden. 2 matching light fittings, radiator and laminate wood flooring.

### Dining Kitchen

15'2" x 10'2" (4.64 x 3.10)

Again, a lovely generous room with a full range of fitted units in white complimented by wood effect work surfaces with coordinating splash back tiling and under unit lighting. Triple windows plus glazed back door flood the room with natural light. Ample space for dining table and chairs plus all the usual appliances. Integral oven, gas hob and extractor hood. Open shelved recess (door for this is available). Ceiling spotlights, radiator and laminate wood flooring.



### Utility Room

5'10" x 6'7" (1.78 x 2.02)

Extremely useful Utility Room with external door to front of the property. Fitted worktop and space for appliances.



### Upper Landing

8'4" x 2'10" (2.55 x 0.88)  
Carpeted staircase to the upper landing. Large boiler cupboard with fitted shelving and plenty storage. Doors off to the 3 bedrooms and bathroom.

### Bedroom 1

14'7" x 8'2" (4.45 x 2.5)  
Lovely large double bedroom with 2 windows enjoying stunning views between the rooftops of the Moray Firth and Lossie Lighthouse. Floor to ceiling double wardrobe fronted by sliding mirrored doors. Ceiling light fitting, radiator and carpet.

### Bedroom 2

8'3" x 9'0" (2.53 x 2.75)  
Double bedroom with triple rear facing window. Double wardrobe fronted by sliding mirrored doors. Ceiling light fitting, radiator and carpet.



### Bedroom 3

6'2" x 9'6" (1.89 x 2.92)  
Bedroom 3 is versatile and front facing, again with the striking views of the Moray Firth between the rooftops. Wardrobe. Ceiling light, radiator and carpet.

### Bathroom

10'3" x 5'7" (3.14 x 1.71)  
Attractive bathroom with bath, wc and washhand basin. Shower fitted over bath with decorative tiling and shower screen. Double windows plus further single window afford wonderful natural light. Ceiling spotlights, Xpelair, radiator and laminate tiled floor.



### Front Garden

Open front with parking spaces for 2 vehicles. Laid to lawn with pathway to the front door.

### Rear Garden

Good sized rear garden, fully enclosed and laid to lawn with 3 patio areas, shrubs and fruit trees. Timber shed. Gate in rear fence to Tulloch's Lane where there is additional general parking.

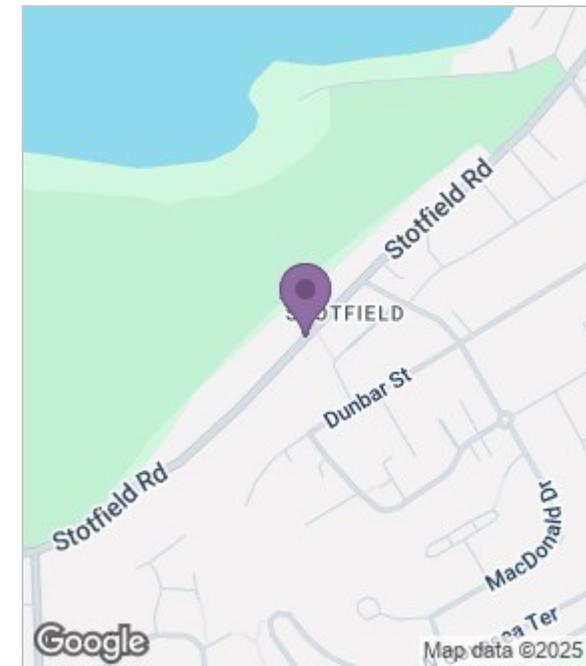
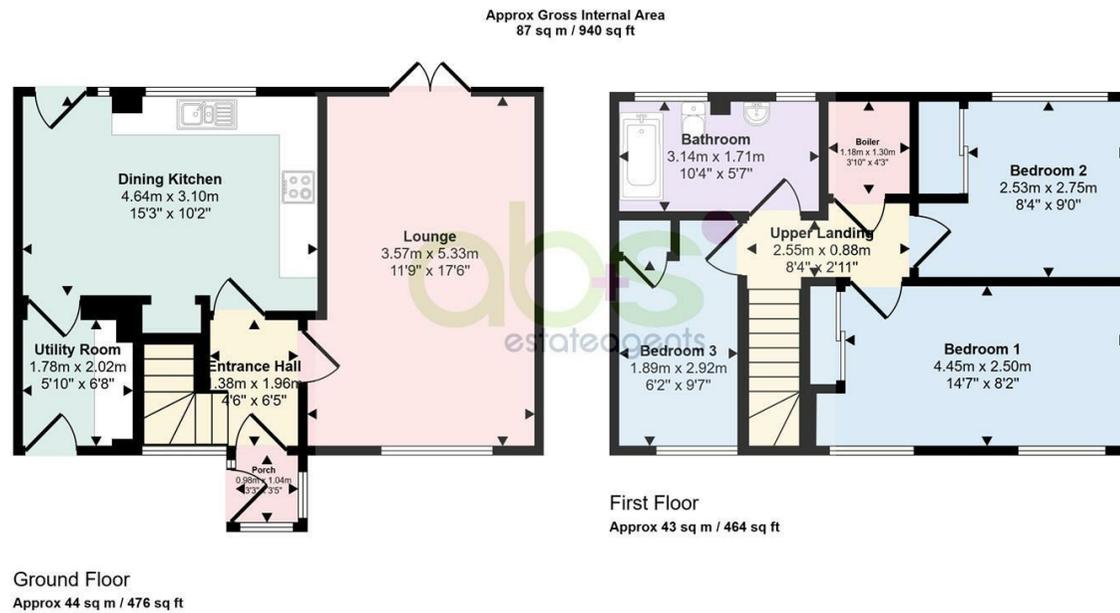
### Fixtures and Fittings

The fitted floor coverings, blinds and light fittings will be included in the sale price along with integral oven, hob and extractor hood in the kitchen. The free standing appliances will be removed as will the lounge curtains.

### Home Report

The Home Report Valuation as at August, 2025 is £175,000, Council Tax Band B and EPI rating is C





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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