



Clifton Road, Lossiemouth, IV31 6DJ

Offers Over £450,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Large Detached Family Home
- Roof garden with sea views
- Seaside location
- Gas central heating
- Above average EPC energy rating
- Garage and further off-street parking
- Seven bathrooms
- Viewings by appointment, 7 days a week
- Early entry available
- Home report available on request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



At just 150m from Lossiemouth's East beach, 34 Clifton Road is a large property constructed of local stone in 1900 that enjoys a fabulous setting in a traditional coastal town. With an interior space of 200 m2 and several en-suite rooms, this lovely period building has the potential to be a delightful home for an extended or multi-generational family. It is also ideally placed as an investment property catering to the area's burgeoning tourism market. The front of the property is laid with flagstones. Off-street parking is available at the rear of the building.

The main entrance opens into a vestibule and a carpeted hallway leads into two reception rooms. The first is a generous lounge with soaring ceilings and a deep bay window. A wood-burning stove is set in an attractive fireplace finished with a papered wall. Painted blue to dado rail height, the substantial dining room offers considerable space for a large refectory table, or the potential for a number of dining settings. Double patio doors give step free access to the front of the building. The kitchen is scaled to suit the number of rooms and offers plenty of space for meal preparation and storage. A kitchen sink and small round basin offer useful distinct spaces for washing, preparation and hygiene purposes. Cabinets, finished in white, are on each wall, giving a generous amount of storage and work surface. A separate utility room is offset to the side and provides access to the garden.

Two further rooms are interconnected, both with their own washing and WC facilities. The largest is to the front of the building and is a well-presented playroom with one wall finished in plaid paper creating a gentle and welcoming space. The smaller office space lies to the rear giving a view of the outdoor play area beyond. Both these spaces have been individually decorated and have good proportions and a peaceful aesthetic. A ground-floor bedroom is adjacent to the kitchen and has an accessible en-suite shower room with a shower, WC and wash hand basin. A carpeted dog-leg staircase sweeps up to the generous landing and four remaining bedrooms. A further space offers the potential as another bedroom or could be used as an office. All the bedrooms are attractive, with charming sloping ceilings that add to their character. Large windows and skylights capture the coastal light beautifully and timber doors and decorative finishes are in keeping with the age of the house, accentuating the period feel. The bathroom is finished in white. It has a whirlpool bath with a shower over it, a WC, a wash hand basin and a vanity unit. The walls have marble-effect panels.

The garden has a slightly elevated lawn and a dedicated play area is laid with bark. A roof garden offering sea views is enclosed by glass and accessed by a metal staircase. This space creates a fabulous patio and seating area. 34 Clifton Road is an interesting property that offers potential for several dwelling and commercial uses. It would make a comfortable and spacious home for a large or extended family or, given its previous use as a successful B&B, it also has much scope to benefit from its setting in a popular tourist destination. With so many opportunities, this is definitely a property to explore further.

ABOUT LOSSIEMOUTH

Lossiemouth, affectionately known to many as simply 'Lossie', is a picturesque coastal town in northeastern Scotland's Moray council area. With a population of about 7,000 and a world-famous RAF base, this town is easily reached by the A96. Situated 43 miles from Inverness and just five miles from Elgin, Lossiemouth offers an easy commute and is just over an hour from Aberdeen. It is known for its pristine beaches, rich maritime history and wildlife. Its culture is traditionally Scottish, especially for music and food. Historically, Lossiemouth thrived on fishing and shipbuilding but recently, it has evolved into a popular tourist area. Its harbour, scenic coastal walks, and the Covesea Lighthouse and visitor centre are important landmarks that attract people from all over, making it an ideal locale for those with tourism-centred enterprises.

There are many cultural and recreational events, including the Lossiemouth Seafest during the summer. There is excellent fishing and two golf courses, including championship level. Lossiemouth has many local services, including small supermarkets, local stores and independent shops and restaurants. There is a doctor's surgery and a primary and secondary school. More comprehensive services can be found in Elgin. For those drawn to the enchanting blend of history, leisure, scenic beauty, and within commuting distance of city-based employment, Lossiemouth stands out as an exceptional choice. It offers both the tranquillity of seaside living and the accessibility to Scotland's landscapes.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: F

EPC Rating: C (71)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



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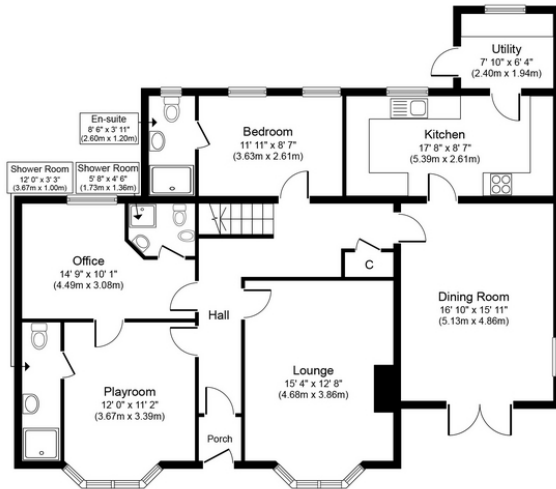
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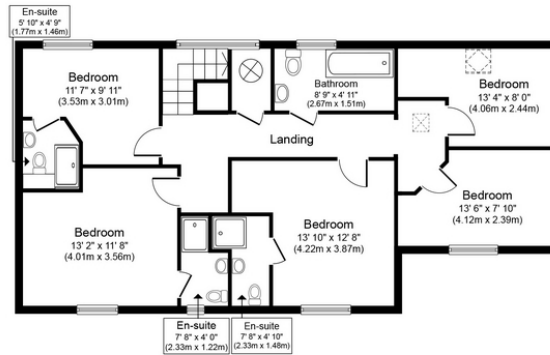
 1

 200 m²





Ground Floor
Approximate Floor Area
1,317 sq. ft.
(122.4 sq. m.)



First Floor
Approximate Floor Area
924 sq. ft.
(85.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B		85	
(69-80) C	71		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B			
(69-80) C			79
(55-68) D			60
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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