



Allan Lane, Lossiemouth, IV31 6ES

Offers Over £160,000

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PROPERTY PROFESSIONALS





- Picturesque Coastal Town Location
- Traditional Stone Built Home
- Kitchen Extension & Attic Conversion
- uPVC Windows & Doors to Enhance Efficiency
- Desirable 3 Bedroom Property
- Central Heating Throughout
- Electric Fire in Living Room
- Benefits From Private Rear Garden
- Scope for Further Improvement
- Additional Loft Storage Space

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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](mailto:askhamish@hamish-homes.co.uk)



Nestled in the picturesque town of Lossiemouth is a quaint end-terraced three-bedroom cottage that blends traditional style with modern conversions. This delightful property, which offers scope to stamp your own identity on, offers you the chance to own a comfortable and inviting home in this charming seaside Moray location. The property is constructed of traditional stone, originally built around the year 1900, with a kitchen extension and an attic conversion to add a third bedroom. The house benefits from double-glazed UPVC framed window units and timber sills throughout, with UPVC double-glazed and panelled access doors to enhance the property's energy efficiency.

Upon entering the front door, you are greeted by a wooden floored corridor that leads to the living room. This room, approximately 3.84m by 3.49m, features a modern black electric fire with gold trim and tiled hearth, providing a tasteful focal point and ensuring warmth during winter. The room is decorated in neutral-coloured stripes and has a large front-facing window with a deep sill. From the living room, you enter the light and inviting kitchen, which boasts a white built-in electric oven and hob, light-coloured worktops and soft green cupboard doors with cream handles. The room has a wonderful large window allowing natural light to stream in and provides a view of the back garden. The kitchen also has space for a cosy table and chairs.

The main bedroom, measuring 3.84m by 3.12m, comfortably fits a double bed and furniture and is carpeted with a window overlooking the front of the property. The second ground floor bedroom is a versatile space, currently used as a second living room with a sofa, it could make a great single room, nursery or even a home office. This room benefits from a large radiator and a back garden view and is decorated with light wallpaper featuring a floral decorative pattern. The bathroom, fitted with a WC, wash hand basin and bath with an electric shower, has potential for modernization. A radiator provides additional comfort.

A straight flight of carpeted stairs from the hallway leads up to the attic room, a spacious third bedroom. This room, converted from the original loft space, features a large dormer window looking out to the front. It is carpeted and currently painted in a fresh light yellow colour and comes complete with additional small built-in storage in the wall. Upstairs you'll also find additional loft space which can be used for storage or, if planning permission is sought, could potentially be adapted for a variety of purposes.

The home also benefits from a private rear garden which can be accessed via a shared path to the side of the property or internally from a door in the kitchen. The garden is surfaced with chip stones and paving with abundant shrubs and flowers and is enclosed by timber fencing with some retaining walls. A timber shed provides additional outside storage space. This area would benefit from a touch of tidying to reveal its full potential. 15 Allan Lane is a delightful home with lots of potential. Situated in a serene seaside town, close to essential amenities, it offers a wonderful lifestyle opportunity for couples or small families.

#### ABOUT LOSSIEMOUTH L

Lossiemouth, a picturesque coastal town in Moray, offers a unique blend of natural beauty, rich history and modern amenities. Known for its stunning beaches and maritime heritage, Lossiemouth is an ideal location for those seeking a serene yet vibrant lifestyle. The town boasts two magnificent beaches, the East Beach, famous for its golden sands and the West Beach, where the iconic Covesea Lighthouse stands, making Lossiemouth a haven for nature enthusiasts and water sports aficionados alike.

Lossiemouth's rich maritime history is evident in its bustling harbour, which remains a central hub for local fishing activities. Residents enjoy a variety of local amenities, including a selection of shops, cafes and restaurants, offering everything from traditional Scottish fare to contemporary cuisine. Excellent educational facilities, such as local primary and secondary schools, ensure a high standard of education for families. Sports and leisure facilities are plentiful, with the Moray Golf Club providing two renowned links courses that attract golf enthusiasts from around the world. Additionally, the town supports a variety of community clubs and activities, including a team in the Highland League, fostering a strong sense of community spirit. Benefiting from good transport links, with easy access to nearby Elgin and the wider Moray region, Lossiemouth is an attractive destination for prospective homeowners looking to enjoy the best of life in Moray.

#### GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: B

EPC Rating: F (38)

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.

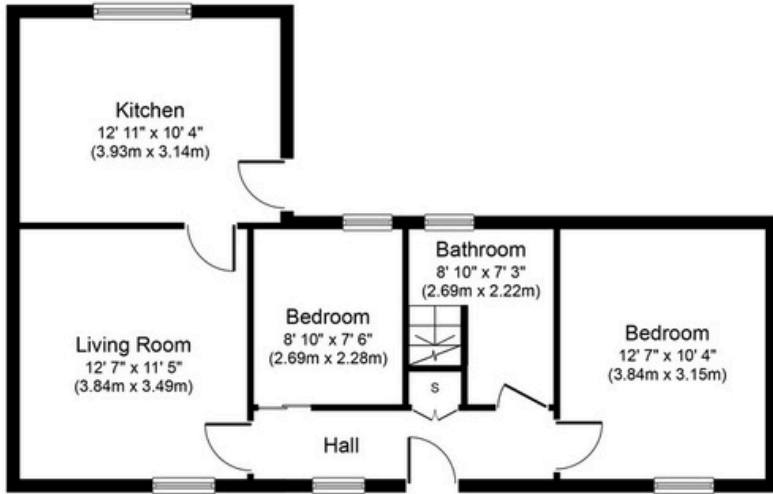


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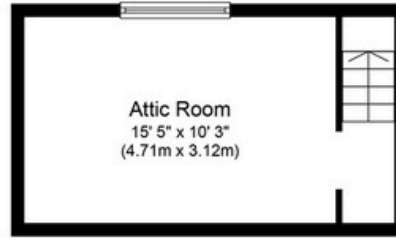








**Ground Floor**  
Approximate Floor Area  
613 sq. ft.  
(56.9 sq. m.)



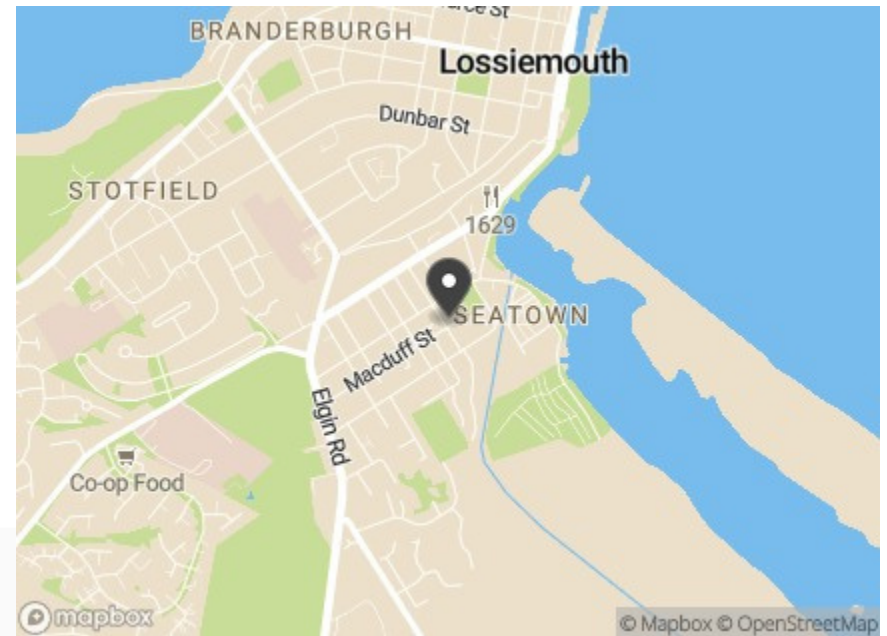
**First Floor**  
Approximate Floor Area  
194 sq. ft.  
(18.0 sq. m.)

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		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	38	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		36
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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