



52 Queen St , Lossiemouth, IV31 6PR  
Offers Over £225,000

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# 52 Queen St Lossiemouth, IV31 6PR

- Great traditional family home
- Highly convenient situation
- Wonderful patio garden
- Views of the Moray Firth over the rooftops
- Semi detached and near The Square
- Short walk to the beautiful Harbour and East Beach
- 3 full double bedrooms with great storage

Welcome to 52 Queen Street, Lossiemouth - a charming semi-detached house that exudes character and history. This delightful property, built in the early 1900s, boasts a generous 1,291 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a warm and inviting atmosphere. The property features a welcoming Lounge with a wood burning stove, ideal for relaxing with loved ones or hosting guests. In addition, the property has been recently upgraded with a new dining kitchen, bathroom and shower room.

With three bedrooms, there is ample space for a peaceful night's sleep or a cozy reading nook to unwind after a long day. In addition, there are lovely views of the Moray Firth over the rooftops from Bedroom 3.

The property's age, dating back to 1900-1909, adds a touch of nostalgia and heritage to the overall ambiance.

Located in the picturesque town of Lossiemouth, this house offers not just a place to live, but a lifestyle. Enjoy leisurely strolls to the nearby shops, cafes, harbour and the stunning beaches for a breath of fresh sea air.

Don't miss the opportunity to make this historic house your new home. Embrace the charm of yesteryear while enjoying modern comforts in this lovely property on Queen Street.

Offers Over £225,000



### Entrance Vestibule

Part glazed door opens into the Vestibule. Light fitting and wood laminate flooring. Shoe cupboard. Door to :-

### Hallway

Hallway with staircase to the upper floors and understair cupboard. Doors off to the Lounge, Kitchen and through to the rear Utility or Boot room. Ceiling light fitting, wall light, radiator and laminate wood flooring.

### Lounge

Welcoming Lounge with wood burning stove. Front facing window with cupboard below. Ceiling light fitting, radiator and carpet.

### Dining Kitchen

Recently replaced, lovely generous dining kitchen for family dining. Full range of fitted units

### Utility or Boot Room

3 steps down to this great extra to the house is this rear extension add on which is ideal for a variety of uses. Patio doors to the garden. Downlight and wall light. Range of units with work tops.

### First floor landing

Carpeted staircase with half landing and window leading to the first floor landing. Cupboard. Light fitting and radiator.

### Bedroom 1

Generous front facing double bedroom. Excellent floor to ceiling fitted wardrobes fronted by 3 sliding mirror doors. Ceiling light, radiator and carpet.





### Bedroom 2

Generous rear facing double bedroom. Excellent floor to ceiling fitted wardrobes fronted by 2 sliding mirror doors. Ceiling light, radiator and carpet.

### Bathroom

Recently installed bathroom with suite comprising : bath with electric shower fitted over and screen in place, wc and wash hand basin. Front facing window with meter cupboard below. Ceiling light, radiator and vinyl flooring.

### Second floor landing

Staircase continues up to the second floor landing, accessing bedroom 3 and the shower room.

### Bedroom 3

Lovely double aspect bedroom with coombed ceiling and Velux windows to both front and rear - wonderful view over the rooftops of the Moray Firth. Extensive storage to one wall - the full width of the room and fronted by 2 sliding doors. Ceiling light, radiator and carpet.

### Shower Room

Again, recently replace shower room with partial coombed ceiling and Velux window. Wet walled shower enclosure with double headed mains shower in place. Vanity with wc, storage and basin. Wall mounted Worcester combination boiler. 2 ceiling downlights, ladder radiator and vinyl flooring.

### Garden

Delightful patio garden. Shared rear access with the property adjacent and timber shed.

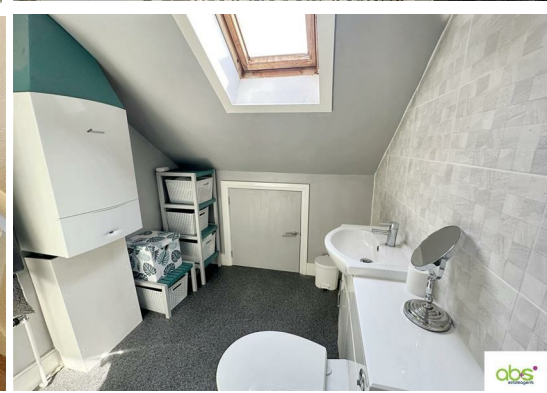
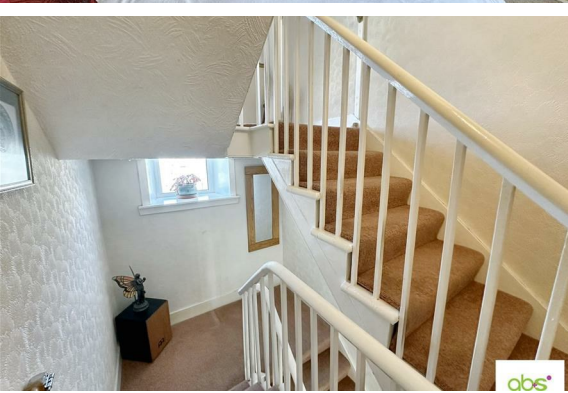
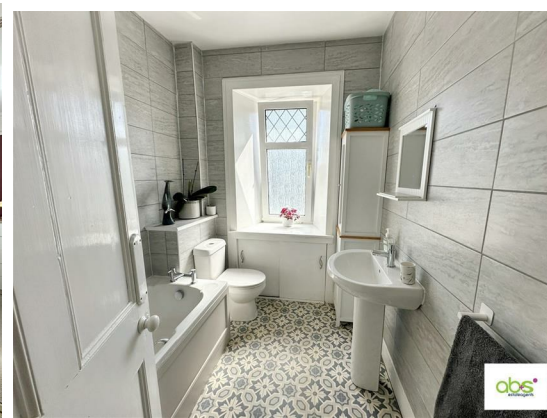
### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral appliances in the kitchen.

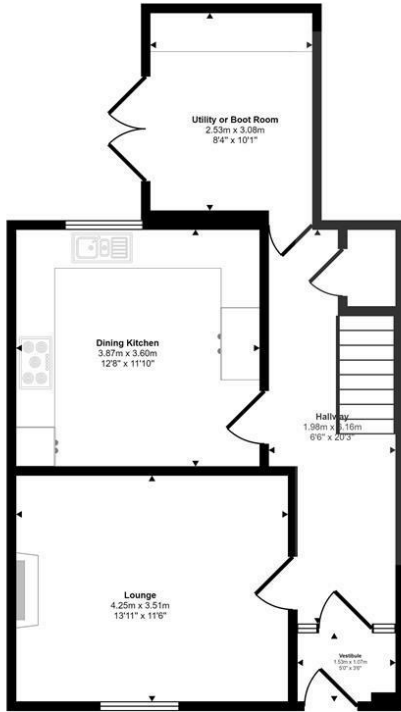
### Home Report

The Home Report Valuation as at May, 2024 is £225,000, Council Tax Band C and EPI rating is D.



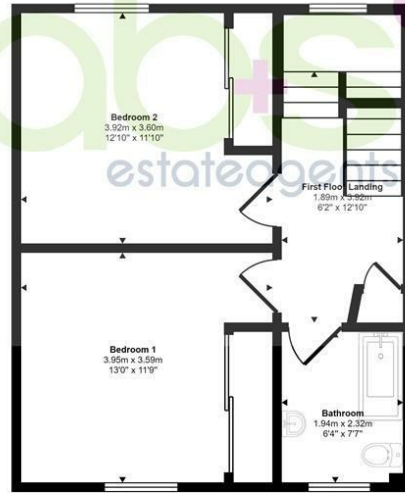


Approx Gross Internal Area  
127 sq m / 1366 sq ft



Ground Floor  
Approx 52 sq m / 560 sq ft

Denotes head height below 1.5m

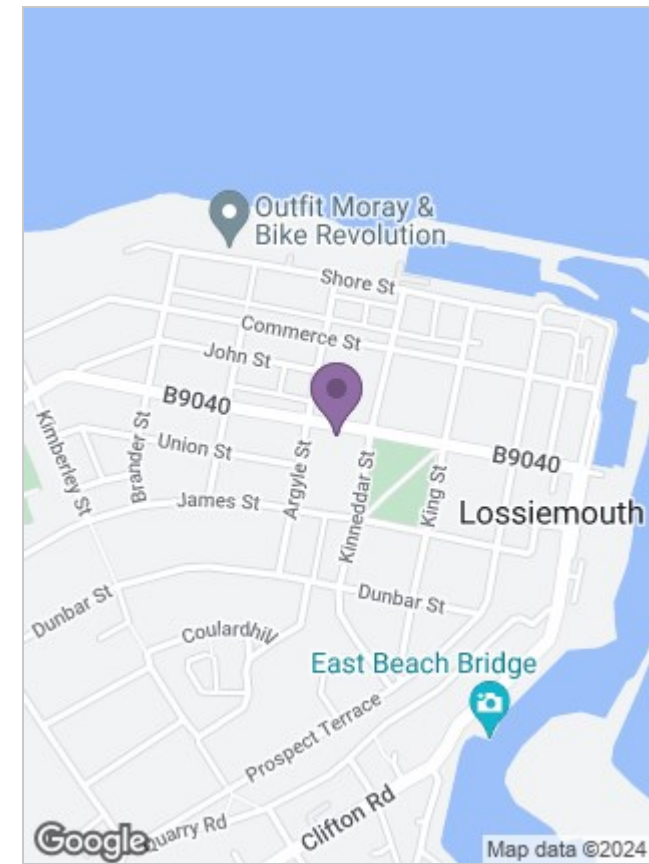


First Floor  
Approx 44 sq m / 471 sq ft



Second Floor  
Approx 31 sq m / 335 sq ft

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.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>57</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>Scotland</b>                             | EU Directive<br>2002/91/EC |           |

**Viewing**  
if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.