



7 James Street, Lossiemouth, IV31 6AU

Offers Over £325,000

 6  3  2  D

abs⁺
estateagents

Welcome to this stunning detached house on James Street in the charming town of Lossiemouth. This property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with family. With six bedrooms, there is ample space for everyone in the household to enjoy their private sanctuary.

The house features two bathrooms and a shower room, ensuring convenience and comfort for all residents. Situated on a desirable street, this property offers a sense of tranquillity while being just a stone's throw away from local amenities and attractions.

This impressive house provides a blank canvas to create your dream home, with endless possibilities to tailor the space to your style and needs. Whether you envision a cosy family home or a stylish retreat, this property offers the flexibility to turn your vision into reality.

Don't miss the opportunity to make this house your own and enjoy the best of Lossiemouth. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on James Street.

Vestibule

6'2" x 3'1" (1.89m x 0.96m)

The vestibule leads to the hallway through a glass-paneled door with patterned windows on either side. It features convenient coat hooks.

Hallway

5'11" x 10'11" (1.82m x 3.34m)

The carpeted, L-shaped hallway, adorned with a dado rail, provides access to the stairs leading to the first floor. It also opens to the dining room, kitchen, and lounge. It has a radiator and light fitting.

Lounge

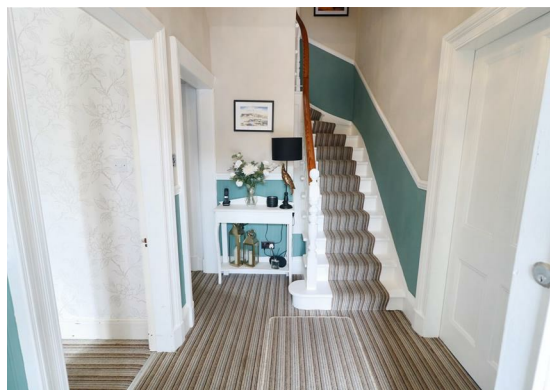
13'1" x 14'8" (3.99m x 4.49m)

The lounge boasts an alcove recess, a fireplace, and plush carpeting. A large double window floods the room with natural light, complimented by coving to the ceiling and a light fitting.

Dining Room

13'5" x 11'5" (4.10m x 3.50m)

The carpeted dining room features a fireplace with an electric fire, radiator, and a light fitting. It has space for a large dining table, a built-in bookcase in the wall, and has a double window.





Kitchen

13'5" x 13'1" (4.10m x 3.99m)

The kitchen features a black and white checked floor, a variety of cabinets, and ample counter space, including a breakfast bar. It is equipped with an oven, extractor fan, and a 1.5 bowl sink with drainer. Two windows bring in plenty of light, complemented by a radiator and a strip light fitting.



Rear Hall

5'10" x 3'6" (1.80m x 1.09m)

The rear hallway is at the back of the house and leads to the back door. It includes an open storage cupboard with coat hooks for added convenience. This space has black and white checked flooring and a dome light fitting.



Utility Room

13'5" x 8'2" (4.09m x 2.49m)

The spacious utility room features a range of cabinets, ample space for a washing machine and dryer, and numerous shelves, including a built-in vertical shelving unit. The room houses the boiler and includes a 1.5 bowl sink with drainer. A window allows natural light to stream in, and the room is finished with durable vinyl flooring.

Hallway 2

The hallway is adorned with sleek laminate flooring and features a radiator. It provides convenient access to the lounge, utility room, shower room, and bedroom 6, as well as offering a pathway to the front garden. Additionally, a handy storage cupboard is nestled within the space.

Shower Room

4'11" x 4'8" (1.51m x 1.44m)

The downstairs shower room is equipped with a shower cubicle featuring an electric shower. It includes a WC and a wash hand basin with a small vanity cabinet above it. There is an opaque glass window, a radiator, and a simple light fitting.

Bedroom 6

7'2" x 9'8" (2.19m x 2.96m)

This bedroom is carpeted and features a large window, double wardrobe, radiator, and spotlight light fitting.



Landing 2

This landing is carpeted and provides access to the master bedroom, bedroom 3, and bedroom 5. Stairs lead up to the master bedroom. It features spotlight light fittings, access to the attic, and a window to the front.

Bedroom 5

7'3" x 10'1" (2.21m x 3.09m)

This bedroom has carpet and a partially coombed ceiling. It includes a built-in wardrobe and cupboard for storage, providing ample storage space. Large window to the front, radiator and a light fitting.

Bathroom

5'10" x 7'1" (1.80m x 2.17m)

This bathroom features vinyl flooring and tiling to dado height. It has a built-in bath, WC, and wash hand basin with vanity unit above. A window and light fitting illuminate the room.

Bedroom 3

11'1" x 8'0" (3.40m x 2.45m)

This spacious bedroom features a built-in wardrobe for ample storage, a window, partially coombed ceilings, and carpeted flooring. Spot light fitting and radiator.

Master Bedroom

13'6" x 14'8" (4.14m x 4.49m)

The master bedroom exudes character and spaciousness. It boasts a partially coombed ceiling and a large double window that floods the room with natural light. Access to both landings adds convenience. Recess with shelves offer additional storage and display options. Radiator and a light fitting.

Landing

The landing is adorned with a dado rail and a fitted carpet. It leads to the bathroom, master bedroom, and bedrooms 2 and 4. The ceiling is partially coombed and has a light fitting. The stairs have a bannister that extends along part of the landing, and there is a radiator.

Bedroom 4

8'9" x 8'11" (2.68m x 2.74m)

This bedroom is fitted with carpet and features partially coombed ceilings, a window, radiator, and light fitting.





Bedroom 2

11'3" x 11'7" (3.44m x 3.54m)

This bedroom is fitted with carpet and features a large double window with a short radiator below. The ceiling is partially coombed. It includes a built-in wardrobe with mirrored doors and shelving along one of the walls. Light fitting. This room also provides access to the attic.

Bathroom

12'7" x 9'3" (3.84m x 2.84m)

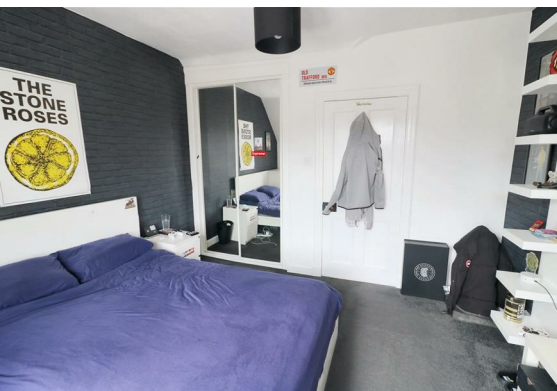
The modern bathroom has a partially coombed ceiling and is equipped with a freestanding large bath. It includes a WC with a concealed cistern, a sleek wash hand basin with vanity, and a shower cubicle with wet wall. The room is finished with laminate flooring and features recessed lighting. A window provides ample window sill space, enhancing the overall ambience of the space.



WC

6'1" x 3'4" (1.86m x 1.04m)

On the first staircase in the house, there is a WC on the half landing, with tiles lining the lower half of the walls. It includes a WC and a wash hand basin. The room features vinyl flooring and a skylight, and the ceiling has a partial slope.



Gardens

A short path leads from the street to a black front door with partially stained glass panels. The garden is bordered by a low wall with gravel on either side. At the side of the property is an area of lawn, paved patio and a paved path leading down the side to the rear of the property which has an external tap and wooden shed.

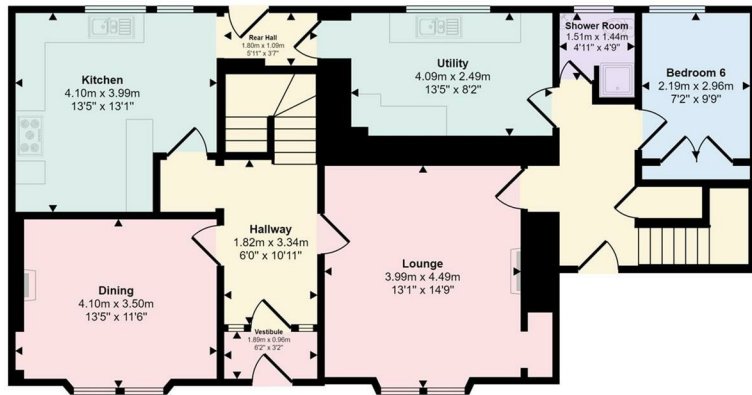
Home Report

The Home Report Valuation as at May, 2024 is £325,000, Council Tax Band E and EPI rating is D.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price..

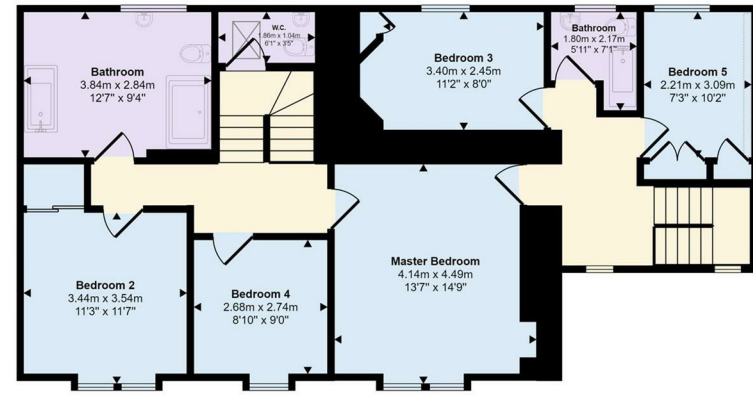




Ground Floor
Approx 102 sq m / 1102 sq ft

Denotes head height below 1.5m

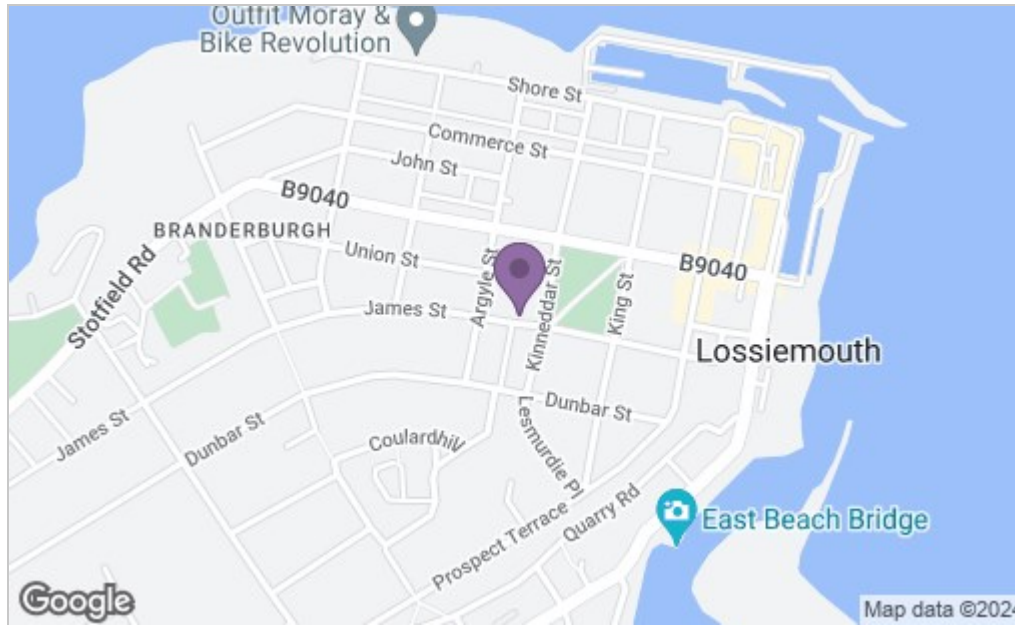
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



First Floor
Approx 103 sq m / 1112 sq ft

Denotes head height below 1.5m

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

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

24 Batchen Street, Elgin, Moray, IV30 1BH
T. 01343 564123 | E. enquiries@abands.uk.com
www.abands.uk.com