



Heron Cottage, 19 Seatown, Lossiemouth, IV31 6JJ

Offers Over £130,000

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Welcome to this charming mid-terraced cottage located in the rarely available Seatown, Lossiemouth. This delightful bungalow, built in the early 1900s, offers a perfect blend of character and comfort.

As you step inside, you are greeted by a cosy reception room with multi fuel stove, ideal for relaxing or entertaining guests. The property boasts one bedroom, providing a peaceful retreat at the end of the day. The bathroom offers convenience and functionality for your daily needs.

With a total of 333 sq ft, this cottage is perfect for those seeking a manageable yet comfortable living space. The garden is a true gem, featuring a lovely sitooterie where you can unwind and a shed for additional storage.

The historical charm of this property, combined with its convenient location in Seatown, makes it a rare find in today's market. Don't miss the opportunity to own a piece of history in this desirable area.

Contact us today to arrange a viewing and experience the warmth and character this lovely cottage has to offer.

Buy to let investors will be interested to note that it has had an extremely successful year-round booking rate with Cottage rentals with many repeat visitors.

Entrance Hall

Attractive entrance to the Cottage with wall light, coat hooks, an electric panel heating and wood effect laminate flooring which extends into the lounge and the bedroom.





Lounge

8'10" x 12'3" (2.7 x 3.75)

Quaint lounge with focal point feature fire place and wonderful multi fuel stove. Display alcoves with storage to both sides. Twin front facing windows, central ceiling light fitting and archway to :-

Kitchen

4'3" x 8'2" (1.3 x 2.5)

Galley style kitchen with range of fitted units, work surfaces and splash back tiling. Sink with mixer tap and drainer and space for cooker, washing machine and larder fridge which will all remain. Velux window, 2 pendant light fittings and laminate tile flooring.

Bathroom

4'7" x 8'2" (1.4 x 2.5)

Nicely appointed and presented bathroom with Velux window. Bath with electric shower fitted over, wc and vanity unit with cute square sink. Decorative tiling, light fitting, electric towel rail, mirrored cabinet and laminate tile flooring.

Bedroom

7'10" x 12'3" (2.4 x 3.75)

Double Bedroom with twin front facing window plus Velux window. Ceiling light, electric panel heating and the wood effect laminate flooring.

Garden

One of the main selling features of this property is its great garden which sits across from the mutual pathway that runs along the front of the cottages. It is fully enclosed and has a basic but adorable Sitooterie and garden shed behind it.

Fixtures and Fittings

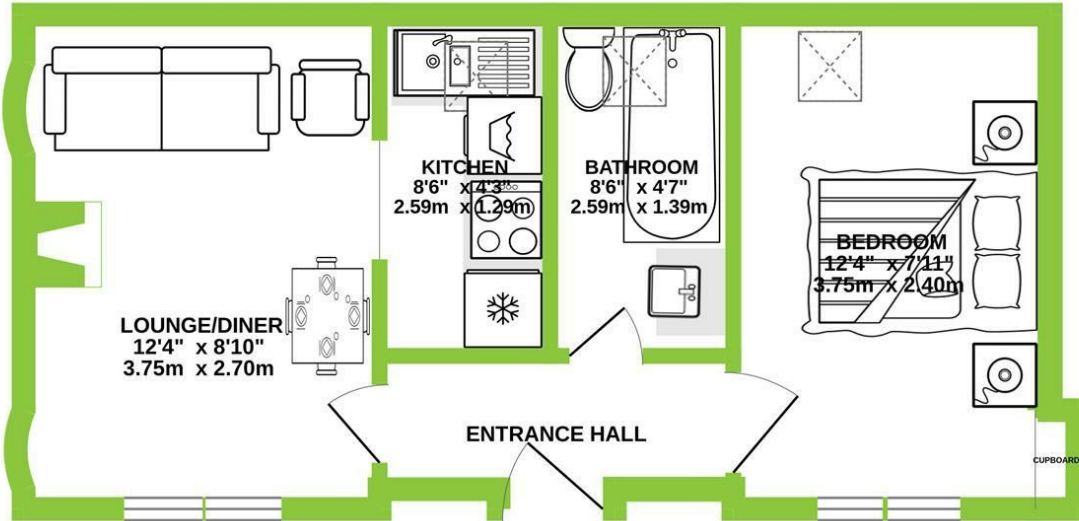
The property is being sold as seen with all the contents minus some personal items.

Home Report

The Home Report Valuation as at 3rd July, 2024 is £130,000, Council Tax Band A and EPI rating is F.



GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.

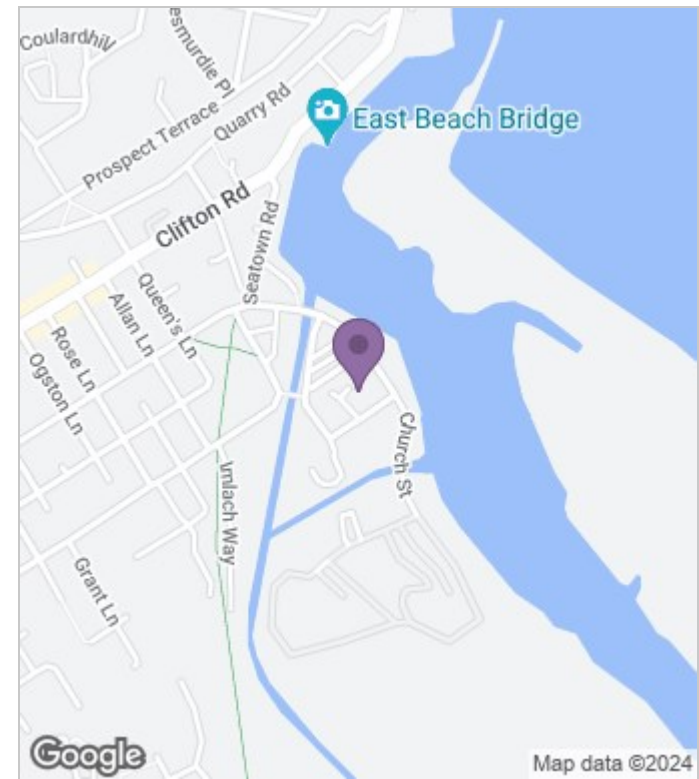


TOTAL FLOOR AREA : 334sq.ft. (31.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		28	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	