



**Boreraig 43 James Street, Lossiemouth, IV31 6BZ**

**Offers Over £275,000**

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**abs+**  
estateagents



We are delighted to offer for sale this 3-bedroom, detached, traditional stone and slate house, which the present owners have significantly updated to form a beautiful family home. The property retains many of the original features, including deep skirtings and original doors in most of the rooms. Flexible accommodation comprises:- open plan Lounge/Dining/Kitchen, Family Room/Bedroom 3, Utility Room and Guest WC on the ground floor, and two further double Bedrooms and Family Bathroom on the upper floor. Borealg also benefits from gas central heating and is fully double-glazed.

Enjoying a wonderful outlook from the upper floor towards the Moray Firth, Borealg is further complemented by a neat front garden and a generous rear garden with a salon, off-street parking and timber shed.

The property enjoys an extremely convenient situation in a sought-after and highly regarded area of the town with the schools, golf course and both West and East beaches all within walking distance.

#### Entrance Vestibule

3'6" x 1'10" (1.09m x 0.57m)

Double front door leads to the entrance vestibule. Matwell. Hardwood door with decorative glass panel leads to the Hallway.

#### Hallway

Pendant light, Karndean flooring and radiator. Doors to Lounge, Bedroom 3/Family Room and Guest WC. Staircase to upper floor. Deep skirtings and original doors.

#### Lounge

12'11" x 15'8" (3.95m x 4.78m)

Bay window to the front with window seat and blinds. Wood burning stove with wooden mantelpiece is the focal point of the room. Recessed alcove with shelving. Karndean flooring, radiator and light fitting. Deep skirtings and picture rail. Opening to:-

#### Kitchen/Dining Room

16'6" x 7'8" (5.05m x 2.35m)

The kitchen is fitted with base and wall mounted units with wood worksurface. Belfast sink with mixer tap beneath window to the rear with blinds. Integrated Lamona hob with extractor hood above., Integrated oven and dishwasher. Bifold doors to Utility Room. The dining room has ample space for dining table and chairs. Karndean flooring, light fittings and radiator. French doors to the rear garden.

#### Utility Room

6'3" x 4'9" (1.91m x 1.45m)

High gloss base and wall mounted units with wood worksurface. Window to the rear. Plumbing for washing machine. Shelf for tumble dryer. Recessed spotlights and radiator.







**Living Room/Bedroom 3**  
**11'7" x 15'9" (3.55m x 4.81m)**  
 Used at present as a Family Room but would also make an ideal 3rd bedroom if required. Picture rail and deep skirting. Bay window with window seat to the front of the property, fitted with blinds. Wood burning stove. Kardnean flooring, radiator and light fitting. Recessed alcove with shelving and a cupboard.

**Guest WC**  
**6'2" x 6'9" (1.90m x 2.06m)**  
 WC and pedestal wash hand basin. Wall mirror, radiator, recessed spotlight, pendant light and Kardnean flooring.



**Bedroom 1**  
**11'11" x 25'5" (3.64m x 7.77m)**  
 Good sized double bedroom with twin windows to the front and window to the rear, providing plenty of natural light. Views to the Moray Firth from the rear. Two bedside pendant light, fitted carpet, light fitting and radiator.

**Bedroom 2**  
**10'3" x 15'8" (3.14m x 4.80m)**  
 Double bedroom with twin windows to the front and window to the rear, providing plenty of natural light. Views to the Moray Firth from the rear. Fitted carpet, contemporary light fitting and radiator.



**Family Bathroom**  
**10'4" x 6'9" (3.17m x 2.07m)**  
 Well-proportioned Family Bathroom fitted with four piece white suite comprising double ended bath, large shower cubicle, WC and wash hand basin set in vanity unit. Window to the front with blinds. Fully tiled walls and floor. Medicine cabinet and under floor heating.

**Salon**  
**8'8" x 11'11" (2.65m x 3.65m)**  
 Situated in the rear garden, this fabulous building is used at present as a hair salon but would also be ideal for beauty treatments. Fitted with base and wall mounted units with a worksurface. Wall mirror, radiator and recessed spotlights.

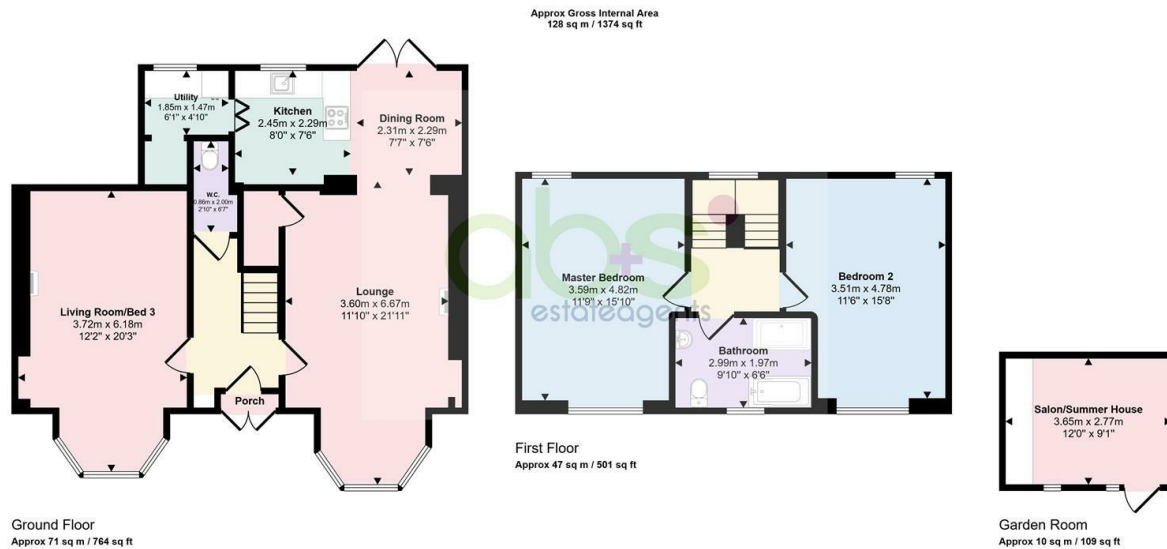
**Outside**  
 Small garden to the front.  
 Large garden to the rear with off-street parking and timber shed.

**Home Report**  
 The Home Report Valuation as of June 2025 is £275,000. The Council Tax Band is E, and the EPI is D.

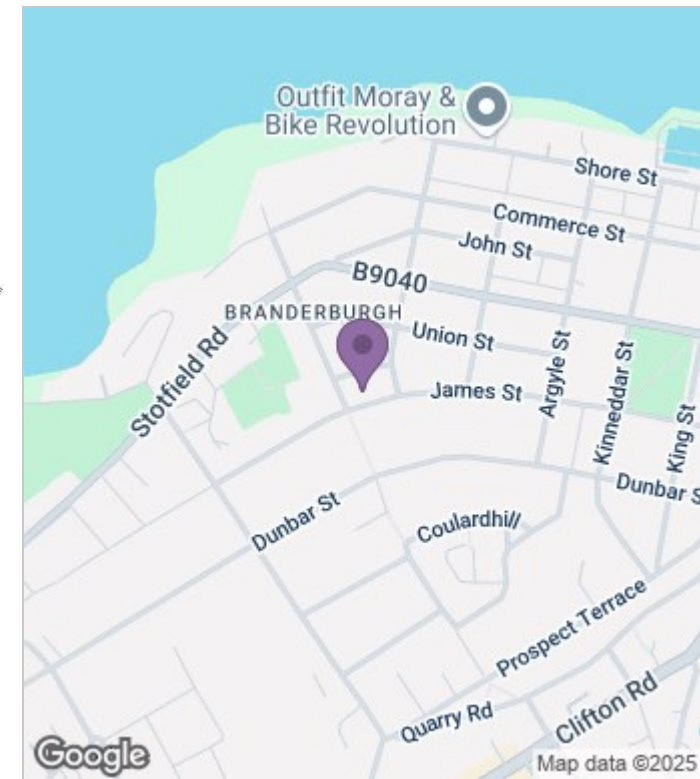
**Fixtures and Fittings**  
 The fitted floor coverings, blinds and light fittings will be included in the sale price along with the integrated oven, hob, and dishwasher.








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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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 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.

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