



20A Seatown, Lossiemouth IV31 6JJ

Offers Over £110,000

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- Detached cottage in popular coastal location
- Excellent renovation and upgrading opportunity
- Attractive Entrance
- Lounge with stove
- Shower Room (accessible)
- Kitchen with Patio Doors to the Garden
- Large attic bedroom
- Workshop and additional shed

Tucked away within the ever-popular coastal community of Seatown, this detached cottage presents an exciting opportunity for buyers seeking a renovation project in a sought-after location close to the beach, harbour and town amenities.

Extended to provide accommodation over ground floor and attic level, the property offers approximately 772 sq ft of living space and would now benefit from upgrading and modernisation throughout. With its generous garden grounds, workshop and detached shed, the property offers excellent potential for those looking to create a charming coastal home, holiday retreat or investment property.

The accommodation comprises an entrance vestibule leading into a bright lounge, kitchen/diner, shower room and useful attic bedroom. Externally, the property enjoys a sizeable garden area together with a detached workshop and additional storage shed.

Properties with this level of potential in such a desirable seaside setting are seldom available at this price point, making early viewing highly recommended.

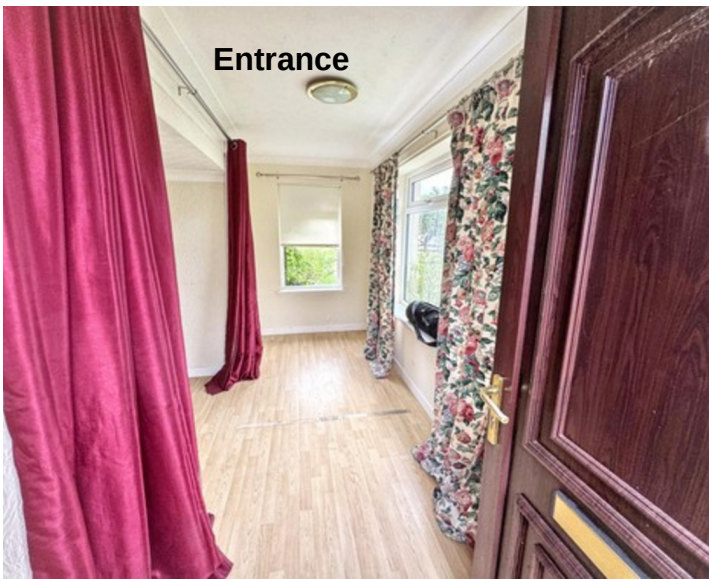




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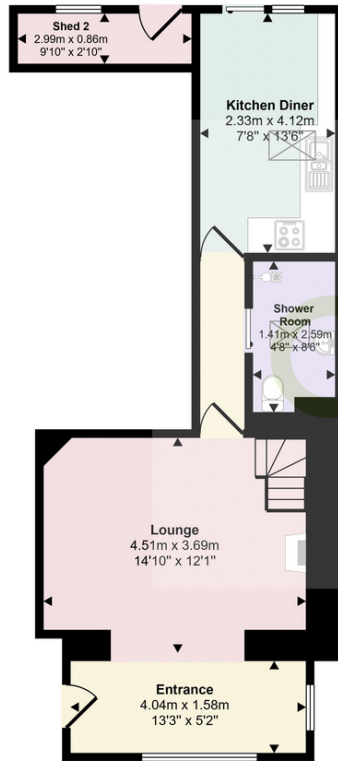
Entrance



Attic Bedroom



Approx Gross Internal Area
72 sq m / 772 sq ft

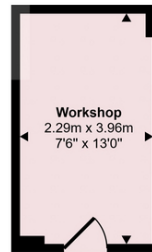


Ground Floor
Approx 45 sq m / 485 sq ft

Denotes head height below 1.5m



First Floor
Approx 18 sq m / 190 sq ft

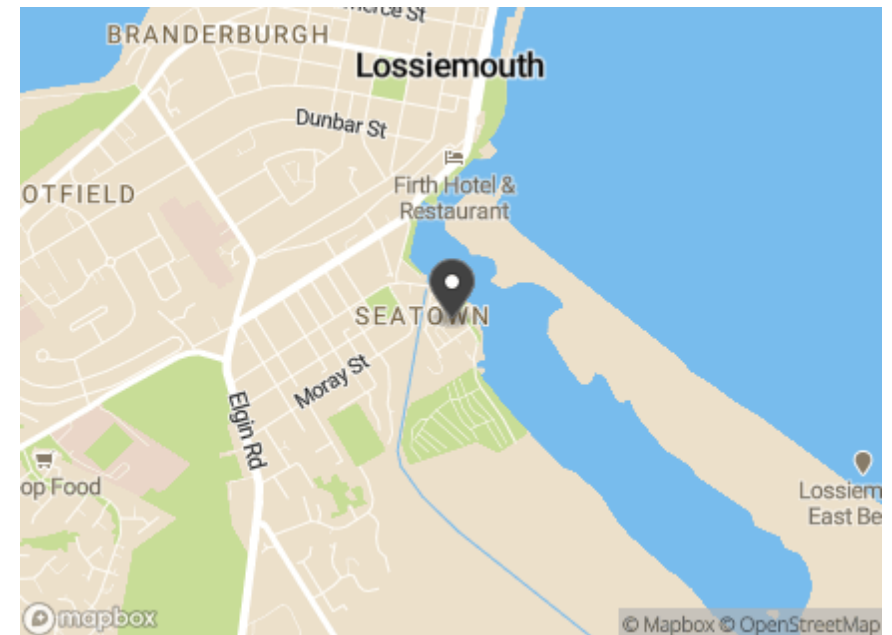


Workshop
Approx 9 sq m / 98 sq ft

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+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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