



2 Hillocks Way, Lossiemouth IV31 6HN

Offers Over £90,000

ABSM Estate Agents Ltd

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- End Terraced Bungalow
- Quiet yet convenient situation
- Within always popular Lossiemouth
- Hallway : Lounge : Fitted Kitchen
- Double Bedroom & Bathroom
- Generous storage
- Gas CH & DG
- Generous front & rear Garden

Located in the ever-popular coastal town of Lossiemouth, this one-bedroom end-terraced bungalow offers comfortable, straightforward accommodation with excellent potential for upgrading.

The home features a bright living room, spacious double bedroom, fitted kitchen overlooking the rear garden, and bathroom. Set within generous wrap-around gardens, the property provides ample outdoor space and the opportunity to landscape or extend (subject to permissions).

Ideally positioned for access to the beach, marina, shops, and transport links, it represents an appealing option for first-time buyers, downsizers, or those seeking a renovation project in a highly desirable seaside setting.

Home Report valuation as early March 2026 is £90,000, EPC rating D and Council Tax Band A.





Porch 1.53 x 2.21
Attractive entrance to the property.

Lounge 4.45 x 3.76
Generous Lounge with picture windows bringing in wonderful natural light.

Hall 3.19 x 1.01
Hall with full length large double cupboard plus second good storage cupboard. Back door of the property. Hatch to loft space. Doors off to the Lounge, Bedroom, Kitchen & Bathroom.

Bedroom 3.53 x 3.26
Full sized double bedroom with front facing window. Double fitted wardrobe.

Kitchen 2.23 max x 3.8 max
Bright kitchen with range of fitted units, worktops, sink and drainer. Integral oven & hob, space for fridge and washing machine. 2 picture windows over looking the rear garden.

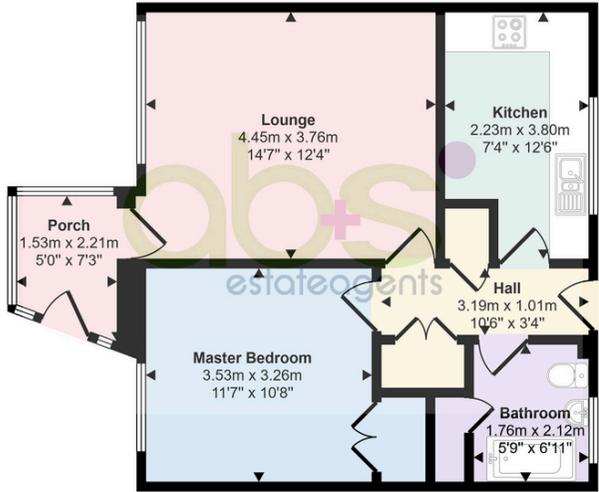
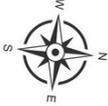
Bathroom 1.76 x 2.12
White suite comprising bath, wc and wash hand basin. Boiler cupboard.

Garden
Generous front, side and rear garden laid to lawn. Timber shed.





Approx Gross Internal Area
54 sq m / 579 sq ft



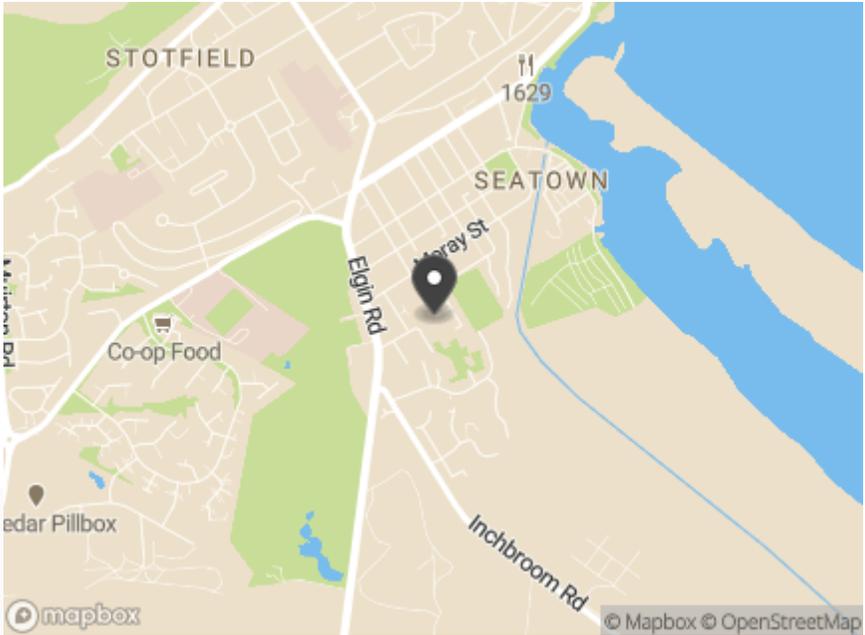
Floorplan

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		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(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		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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