



16 Church Street, Lossiemouth, IV31 6EJ

Price Guide £170,000

 3  2  2  D

abs⁺
estateagents

CLOSING DATE WEDNESDAY 4TH
FEBRUARY AT 12 NOON

Welcome to this charming cottage in the heart of ever-popular Lossiemouth — a cosy, character-filled home that comes with a seriously impressive garden. Whether you're looking for a peaceful base by the coast or a place with plenty of potential to make your own, this wee gem ticks a lot of boxes.

Inside, the layout is simple, comfortable and easy to live with. You've got two bedrooms, a bright lounge, a handy extra sitting room, a well-kept kitchen and both a shower room and en-suite. Everything is perfectly serviceable as it is, so you can move straight in and take your time deciding what—if anything—you'd like to modernise or update.

But let's be honest: the real showstopper here is the garden. It's unexpectedly big, beautifully maintained and offers loads of privacy. Whether you're a keen gardener, love outdoor entertaining, or just enjoy having plenty of space around you, it's a huge bonus. And for those with an eye for a project, the size and layout of the plot make extension possibilities feel almost effortless (subject to the usual consents, of course). There's more than enough room to expand without losing the charm or openness of the outdoor space. All of this sits within easy reach of Lossiemouth's beaches, marina, local shops and amenities — everything that makes this coastal town so well loved. It's a great spot for walks, coffee stops and enjoying the relaxed seaside atmosphere. In short, this is a lovely cottage with huge potential in a fantastic location. Whether you see it as a starter home, a downsizer, a holiday bolthole or a project to grow into, it's ready and waiting for its next chapter.





Entrance Hall

Kitchen

Shower Room

Bedroom 2

Lounge

Sitting Room

Hall to Bedroom 1

Bedroom 1

En Suite Shower Room

Garden

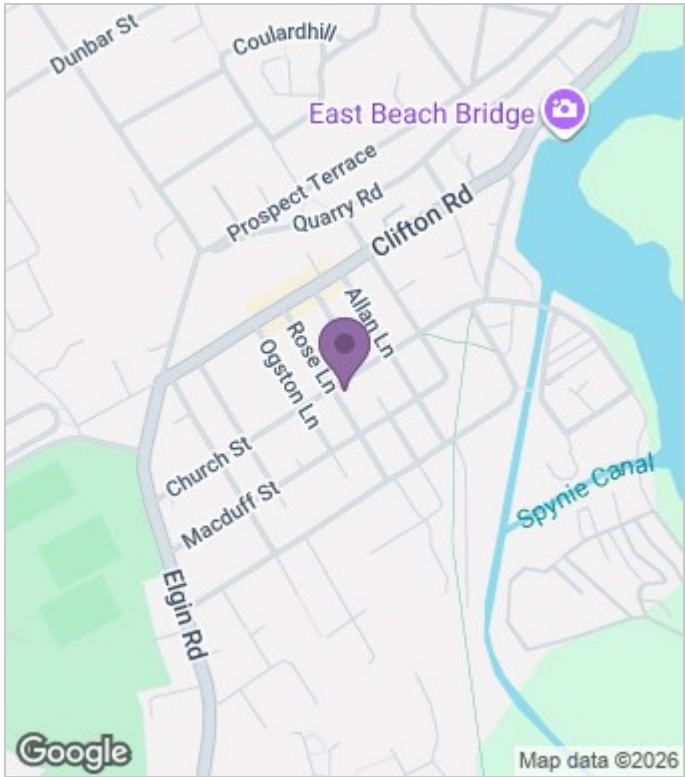
Outbuildings

Fixtures and Fittings

The property is being sold as seen.

Home Report

The Home Report Valuation as at end October, 2025 is £200,000, Council Tax Band and EPI rating is



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		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 