



28 Union Street, Lossiemouth, IV31 6BD
Offers Over £195,000

 3
  1
  1
  D



CLOSING DATE TUESDAY 9th SEPTEMBER 2025

Nestled on Union Street in the charming seaside town of Lossiemouth, this delightful detached bungalow offers a unique blend of character and potential. Built in 1946, this property spans an impressive 904 square feet and offers versatile accommodation giving either 2 public / 2 bedroom or 1 public with 3 bedrooms - according to the needs of the buyer. Either way, affording a great family home or a tranquil retreat.

The bungalow is further enhanced by an attic floor room with a Velux window, presenting an exciting opportunity for additional living space or storage. The property is equipped with gas central heating and double glazing, ensuring warmth and comfort throughout the year.

Outside, the attractive rear garden is a true highlight, featuring a timber garage, shed, and greenhouse, perfect for gardening enthusiasts or those seeking a peaceful outdoor space. The driveway accommodates parking for up to three vehicles, adding to the convenience of this lovely home.

Situated in a quiet yet convenient location, this bungalow is just a stone's throw away from the amenities of Lossiemouth, making it an ideal choice for those who appreciate coastal living. While some upgrading is required, the property holds obvious potential, inviting you to bring your vision to life. This is a wonderful opportunity to create your dream home in a sought-after area.

Vestibule & Hallway

3'10" x 2'11" (1.18 x 0.9)

Neat entrance to the house. Glazed door to "L" shaped Hallway with feature archway and cupboard. Two ceiling light fittings, radiator and carpet. Wall mounted coat hooks.

Lounge

15'2" x 13'10" (4.63 x 4.24)

Lovely open and well proportioned Lounge with front facing picture window. Feature fireplace, electric fire in situ and display recess alcove to one side. Ceiling light and wall lights on dimmer switch. Cupboard. Radiator and carpet.

Sitting Room / Bedroom 3

10'11" x 11'10" (3.35 x 3.63)

Versatile room which could be used as a Family Room or a third Bedroom depending on the needs of the family. Ceiling light, radiator and carpet.





Kitchen

11'4" x 9'11" (3.46 x 3.04)

Again, a well proportioned room - good range of fitted units with work surfaces and splash back tiling. Integral oven, grill, gas hob and extractor hood. Space for all the usual appliances. Door to back garden. Triple ceiling spotlight, radiator and vinyl flooring.

Bedroom 1

9'8" x 14'5" (2.97 x 4.41)

Double bedroom enjoying a view over the rear garden. Floor-to-ceiling fitted wardrobe. Ceiling light, radiator and carpet.



Bedroom 2

9'10" x 11'1" (3 x 3.38)

Double bedroom, again with window overlooking the rear garden. Ceiling light, radiator and carpet.

Shower Room

6'8" x 5'9" (2.04 x 1.76)

Upgraded Shower Room with double shower enclosure and Mains shower in place. Vanity wash hand basin and wc. Ceiling light, radiator and tiled floor. Opaque window for natural light and privacy.

Attic Room

Accessed by a "Ramsay" style pull down ladder, versatile room suitable for a number of uses. Door off to eaves with Boiler.



Garden and Outbuildings

The front garden has Fully established and well-maintained garden featuring a paved patio and a lawn bordered by flowering plants and shrubs. Raised flower beds and a greenhouse add both beauty and practicality, creating an inviting outdoor space for relaxation and gardening.

Garage

8'2" x 15'1" (2.49 x 4.61)

Timber garage with double doors. Light and power plus side door to the garden.

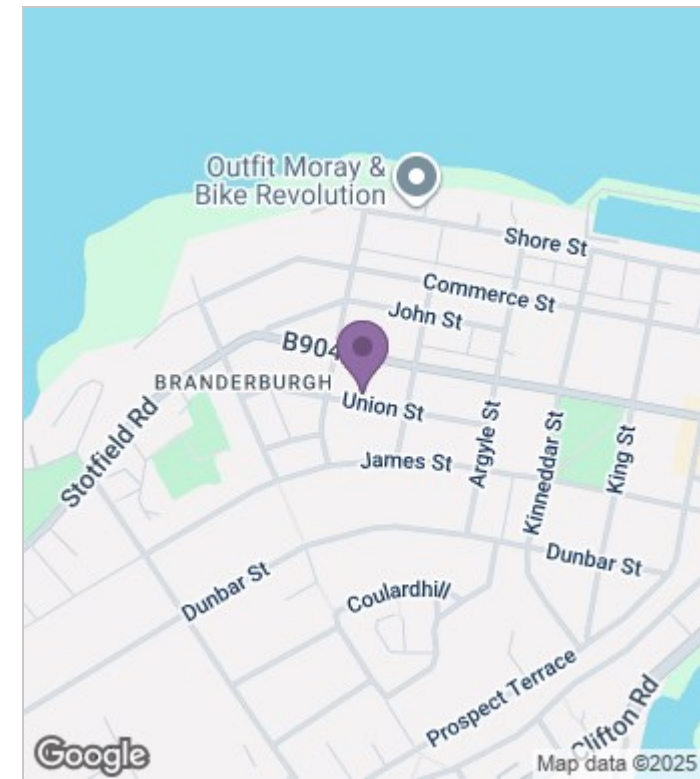
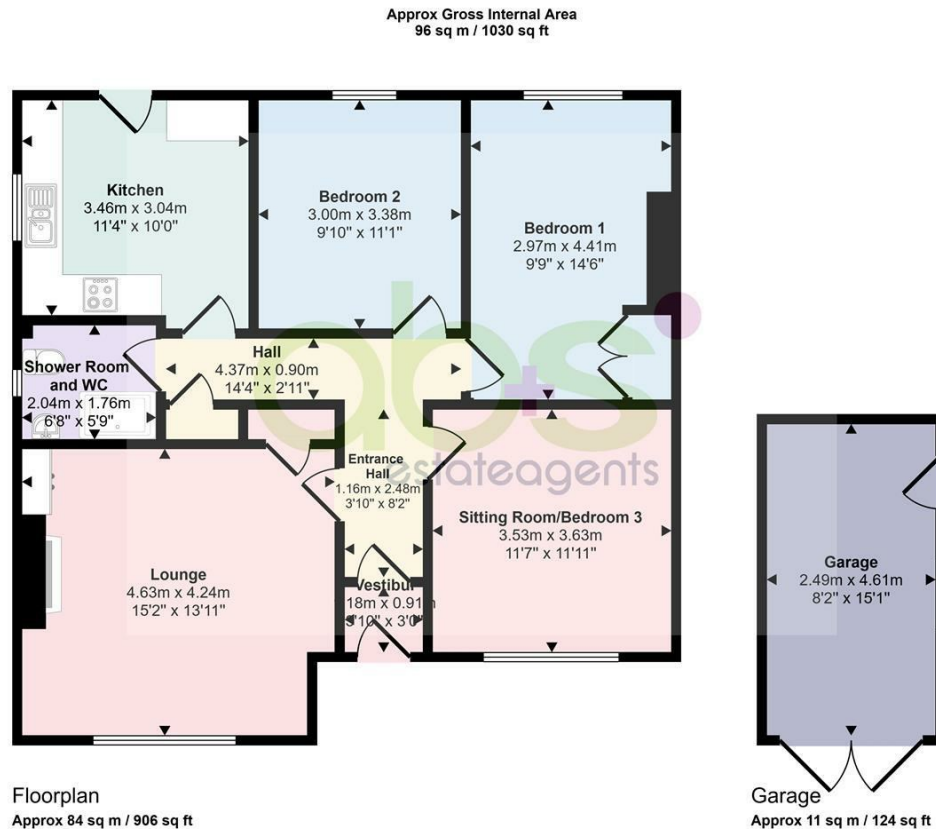
Fixtures and Fittings

The property is being sold as seen.

Home Report

The Home Report Valuation as of August 2025 is £195,000. The Council Tax Band Is C, and the EPC rating is D.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.