

Outlook



**42 Dunbar Street, Lossiemouth, IV31 6AN**

**Price Guide £220,000**

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**abs+**  
estateagents

A charming and versatile home with immense potential, located in the heart of Lossiemouth. This property offers a unique layout with an upper floor conversion, providing a spacious room currently used as a bedroom but ideal as a lounge with rooftop views of the Moray Firth.

While the property would benefit from cosmetic updates, it offers flexible accommodation and a layout that could be tailored to suit a variety of lifestyles.

Situated in a sought-after coastal town, this home is just a short walk from local amenities and the beach, making it ideal for families, retirees, or holiday let investors.

Nestled in the heart of the picturesque Lossiemouth on sought after Dunbar Street, this charming property offers a unique opportunity to create your dream home. With generous living space, versatile rooms, and captivating views of the Moray Firth, this home is brimming with potential.

#### Entrance Vestibule

3'10" x 3'6" (1.19 x 1.07)

#### Entrance Hall

3'11" x 6'6" and 15'0" x 2'8" (1.2 x 2 and 4.59 x 0.83)

Welcoming entrance space featuring a charming arched ceiling detail, light-toned walls, wood effect flooring, and elegant glass-panelled internal doors. This area sets the tone for the rest of the home, combining traditional features with scope for modernisation. Staircase to the upper floor and large understair cupboard.

#### Lounge

12'11" x 12'7" (3.96 x 3.86)

A bright and spacious lounge featuring neutral décor, wooden flooring, and a large square Bay window offering ample natural light and adding a touch of character. Extended stone fireplace provides a traditional focal point.

#### Snug

9'1" max x 9'10" max (2.77 max x 3 max)

A cosy rear-facing snug with sliding glass doors opening into a bright conservatory.

#### Conservatory

11'1" max x 10'10" max (3.39 max x 3.31 max)

The conservatory features a polycarbonate roof, tiled flooring, and large windows that offer views of the garden and allow for excellent natural light. This connected space provides a peaceful retreat and potential for year-round enjoyment.

#### Kitchen

10'1" x 12'10" (3.09 x 3.93)

The property features a galley-style kitchen with a mix of traditional and modern cabinetry, offering scope for upgrading. The layout includes a breakfast bar area, tiled splashbacks, and ample worktop space.

#### Utility/Boot Room

5'11" x 5'3" (1.81 x 1.61)

A rear utility/boot room sits beyond the kitchen, providing additional storage and access to the garden.





#### Shower Room

4'4" x 8'4" (1.33 x 2.56)

Functional shower room featuring a glass-enclosed shower with Mains shower in situ, WC, and wash basin. The space is finished with blue mosaic wall tiles and beige floor tiling, with a window providing natural light and ventilation

#### Double Bedroom

13'0" x 12'9" (3.98 x 3.91)

Previously used as a bedroom but could easily be converted to a Kitchen or Family Room. Feature bay window. Floor to ceiling and wall to wall fitted wardrobe storage. Washhand basin.

#### Single Bedroom

9'5" max x 13'0" max (2.89 max x 3.97 max)

Compact bedroom with light décor and window overlooking the side garden. Ideal as a child's room, guest room, or home office.

#### Upper Landing

Staircase to upper landing. Eaves cupboard. Door to :-

#### Bedroom 1

15'1" x 14'2" (4.61 x 4.33)

Decorated and used most recently as a bedroom. Dormer windows to both front and rear with the front offering views of the Moray Firth between the properties opposite. Door to Eaves storage.

#### Garden

Mature established front garden with central pathway and steps up to the front door. The rear garden is South facing, very private and laid to low maintenance.

#### Double Garage

15'5" x 17'11" (4.7 x 5.47)

Double garage with large up and over door accessed off Dunbar Court. Light and power and 2 windows.

#### Single Garage

14'5" x 17'0" (4.4 x 5.2)

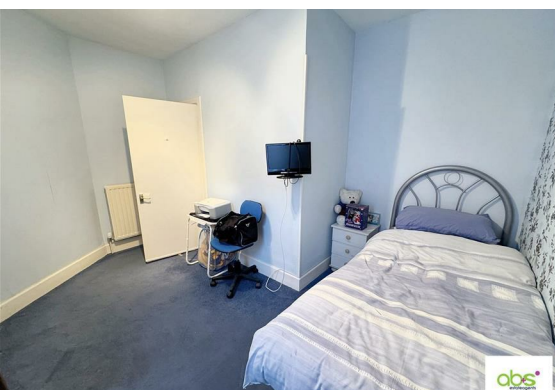
Attached to the house, single garage/store with light and power.

#### Fixtures and Fittings

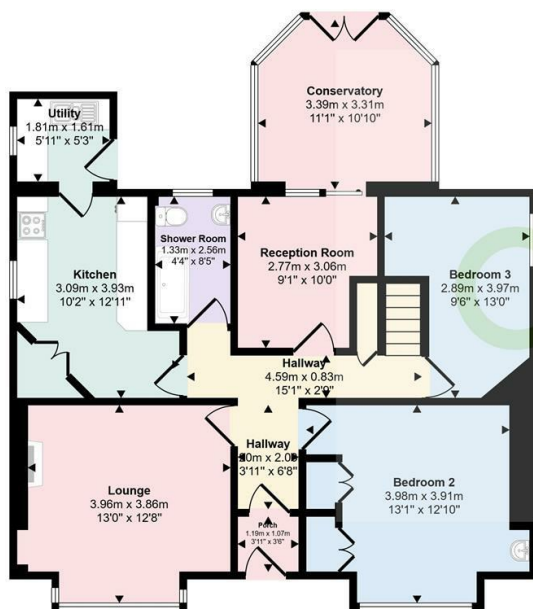
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.

#### Home Report

The Home Report Valuation as at October, 2025 is £220,000, Council Tax Band D and EPI rating is D.



Approx Gross Internal Area  
151 sq m / 1628 sq ft



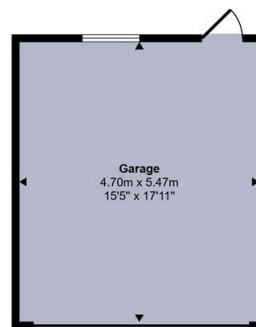
Ground Floor  
Approx 91 sq m / 980 sq ft

Denotes head height below 1.5m

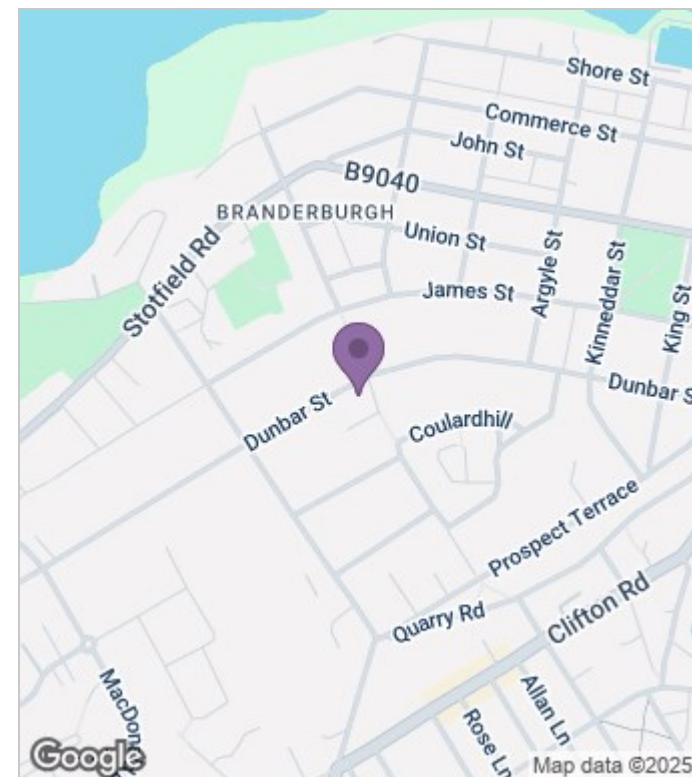
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 35 sq m / 372 sq ft



Garage  
Approx 26 sq m / 277 sq ft



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>79</b> |
| (55-68) <b>D</b>                            | <b>62</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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