



33 Argyle Street, Lossiemouth, IV31 6AP
Offers Over £250,000

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The deceptively spacious superb renovation project is on offer with Sunnyside which enjoys an excellent situation in a highly sought after residential area of Lossiemouth and its elevated position gets glimpses of the Moray Firth from the side and rear - through the roof tops.

An early viewing is highly recommended to fully appreciate the extent of property on offer with this sale.

The accommodation as it stands currently comprises : Entrance Hallway (staircase to upper floor), Sitting Room, Bedroom 4, Rear Porch/Utility. Lounge, Study, rear Hall (back staircase to upper floor), Dining Kitchen. Main Hallway, 2 generous double Bedrooms, Rear Hallway, Bathroom, WC and Bedroom 3.

Entrance Hall

16'6" x 3'9" (5.03 x 1.15)

Freshly painted entrance hallway. Staircase to the upper floor. Doors to the Lounge and Sitting Room. Ceiling light. Original wood flooring.

Sitting Room

11'4" x 15'10" (3.47 x 4.84)

Freshly painted Sitting Room with tiled fireplace, shelved Press and front facing dormer window. Door to Bedroom 4 and Rear Porch. Ceiling light fitting and original timber flooring.

Bedroom 4

9'7" max x 12'7" max (2.93 max x 3.84 max)

Freshly painted rear facing Bedroom with staircase recess. Ceiling light and timber flooring.

Utility Room / Rear Porch

9'10" x 8'11" (3.02 x 2.73)

Again freshly painted, the rear Porch would make an ideal Utility room. Rear facing window and back door of the house to the rear garden. Ceiling light and concrete floor.

Lounge

12'3" x 16'5" (3.75 x 5.02)

Generous Lounge with front facing window. Tiled fireplace and 2 shelved cupboards. Door to Study and door to Rear Hall. Ceiling light, 2 radiators and carpet.

Study

6'5" x 11'7" (1.98 x 3.55)

Versatile room with rear facing window. Ceiling light and carpet.

Dining Kitchen

11'9" max x 15'0" max (3.59 max x 4.58 max)

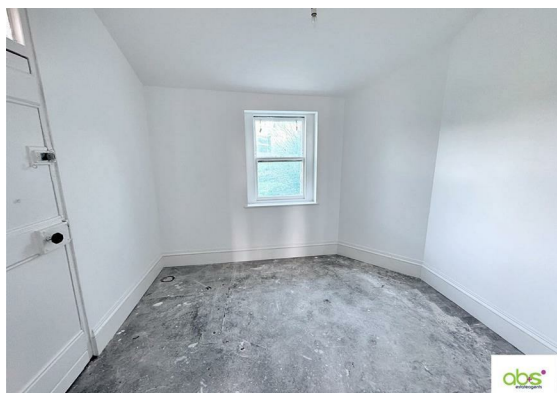
Good sized dining kitchen with twin Belfast sinks. Fireplace with range. Ceiling light, radiator and carpet. Shelved Press.

Boiler Room recess - 1.8 x 1.28 - understair recess with wall mounted Vaillant boiler.

Rear Hall

8'8" x 4'5" (2.65 x 1.35)

Rear hall with staircase to rear upper landing. Part glazed back door to garden. Ceiling light fitting, carpet and radiator.





Rear Upper Landing

3'10" x 9'4" (1.17 x 2.86)

Rear upper landing giving access to Bedroom 3, Bathroom, WC and Bedroom 2. Ceiling light and carpet. Velux window.

Bedroom 3

11'7" x 8'11" (3.54 x 2.73)

Attractive double aspect bedroom with outlook over the rear garden and the rooftops of Lossiemouth with glimpses of the Moray Firth. Fitted cupboard. Part combed ceiling, radiator and carpet.

Bathroom

4'3" max x 9'5" max (1.3 max x 2.89 max)

Bath and wash hand basin. Window. Part combed ceiling. Ceiling light fitting, radiator and carpet.

WC

2'11" x 2'1" (0.9 x 0.65)

Small wc.

Main Upper Hall

14'9" max x 10'0" max (4.52 max x 3.05 max)

Part combed ceiling with Velux window. Staircase. Doors giving access to Bedroom 2 and :-

Bedroom 2

14'0" x 16'8" (4.27 x 5.09)

Large double aspect bedroom, one a Velux with partial combed ceiling. Small tiled fireplace. Ceiling light, radiator and carpet. Doors to both rear upper landing and the main upper hallway and landing.

Box Room

15'0" x 5'10" (4.59 x 1.79)

Handy Box Room with partial combed ceiling and Velux window.

Garden

Benefitting from wonderful large rear garden, Sunnyside sits on the pavement to the front with pathway along the down side of the house to the large rear garden which is laid mainly to lawn with some mature trees and shrubs along with a patio area at the back door. It is also fully enclosed by a stone wall and has a gate in the rear wall to the lane that runs parallel with Argyle st. Lange stone built shed and a « seen better days » timber shed.

Bedroom 1

11'9" x 16'5" (3.59 x 5.02)

Generous double bedroom with window to side and Velux in part combed ceiling. Light fitting and carpet.

Fixtures and Fittings

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

Home Report

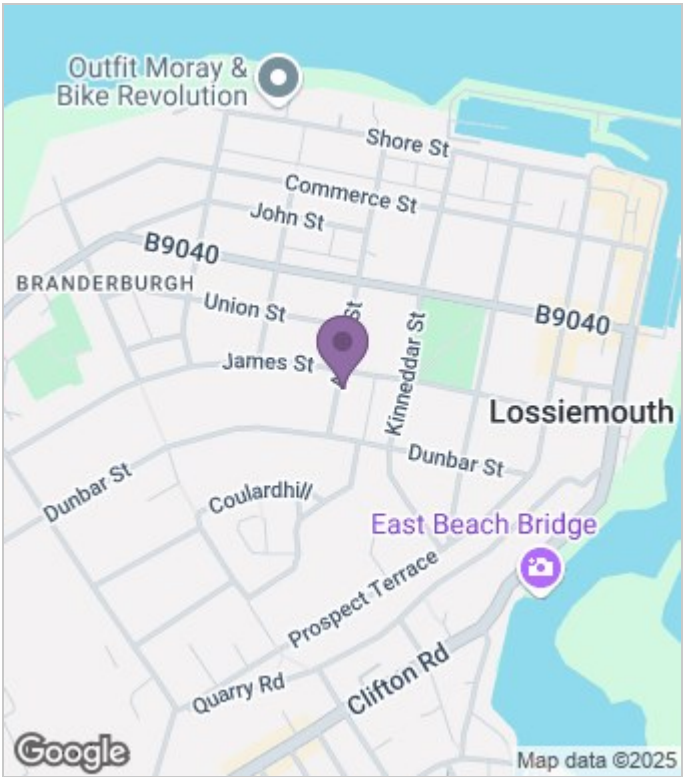
The Home Report Valuation as at 14th January, 2025 is £260,000 in current condition. £280,000 on completion of essential repairs.

Council Tax Band D currently, and EPI rating is E.





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 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	50	
(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.

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