



**Harper
Macleod LLP**
Estate Agents & Solicitors



Gravesend 12b Church Street, Burghead, IV30 5XH

Offers over £130,000

Gravesend is a traditional semi-detached house situated in the popular coastal town of Burghead and within walking distance of the harbour, headland and the beautiful sandy beach. The accommodation comprises entrance hallway, lounge, kitchen, two bedrooms and a bathroom. The property further benefits from double glazing, electric heating and would make an ideal holiday let or first time buy.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY

9'1" x 3'3" (2.77m x 1.01m)



Entrance door; two built-in storage cupboards; fitted carpet; ceiling light fitting.

KITCHEN

8'3" x 7'4" (2.52m x 2.25m)



Window to rear; fitted kitchen in medium wood effect; built-in single electric oven, hob and hood; plumbed in washing machine; fridge freezer; tile effect flooring; ceiling light fitting.

LOUNGE

14'10" x 13'5" (4.54m x 4.10m)

Two windows to front; recess with log-burning stove; staircase to the first floor; fitted carpet; ceiling light fitting.

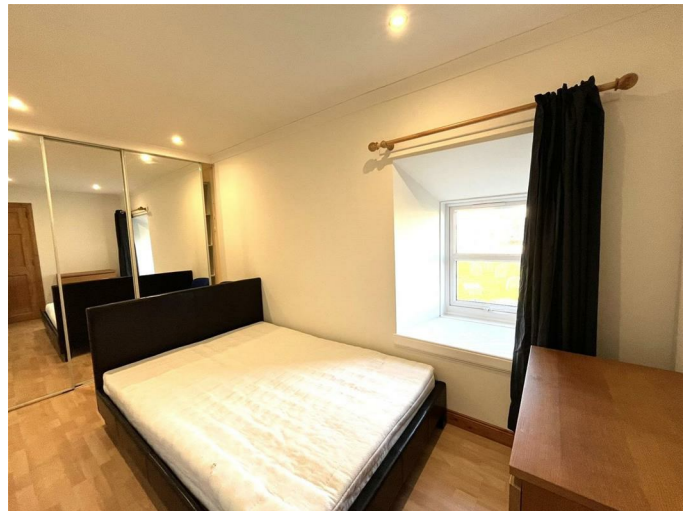
STAIRCASE AND LANDING



Wooden staircase; fitted carpet to landing; built-in cupboard; ceiling light fitting.

BEDROOM 1

12'7" x 7'6" (3.84m x 2.29m)



Window to front; double built-in wardrobes; wood effect flooring; inset ceiling spotlights.

BEDROOM 2

9'9" x 8'11" (2.99m x 2.74m)



Double aspect to front and side; double built-in wardrobes; fixed shelving; wood effect flooring; inset ceiling spotlights.

BATHROOM

7'2" x 5'6" (2.19m x 1.70m)



Internal room; sink, wc and bath with electric shower over; ceramic tile flooring; inset ceiling spotlights; extractor fan.

LOFT ROOM



Accessed by pull-down ladder; Velux window; fitted carpet; power, light, TV and telephone point.

OUTSIDE

There is no outside space with the property, however there is a bin store and log store to the rear which belongs to the property.

NOTES

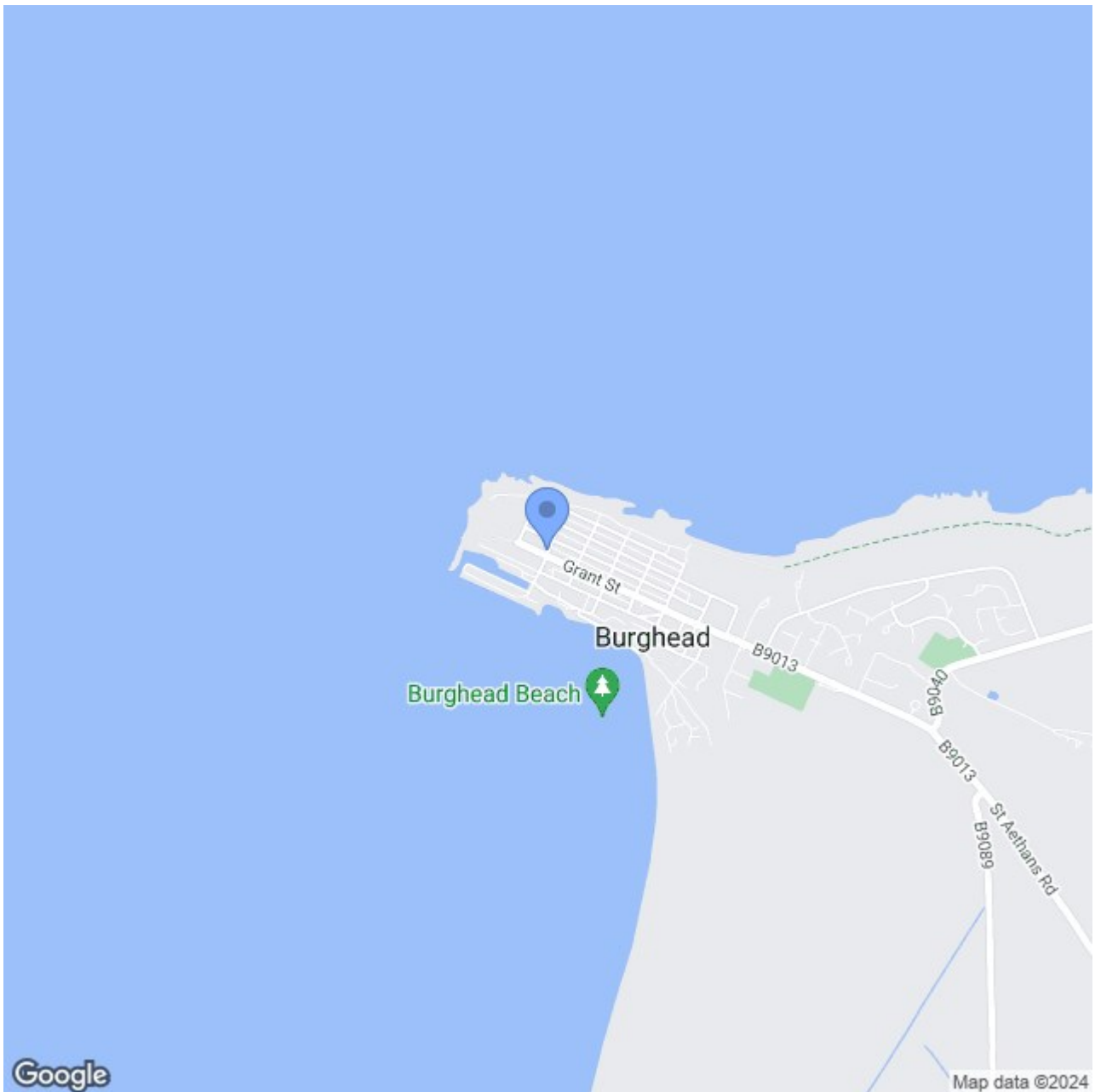
Included in the asking price are all carpets and fitted floor coverings, all light fittings, all blinds; all bathroom fittings, the log-burner in the lounge and the oven, hob, hood, washing machine and fridge freezer in the kitchen

Council Tax Band: B

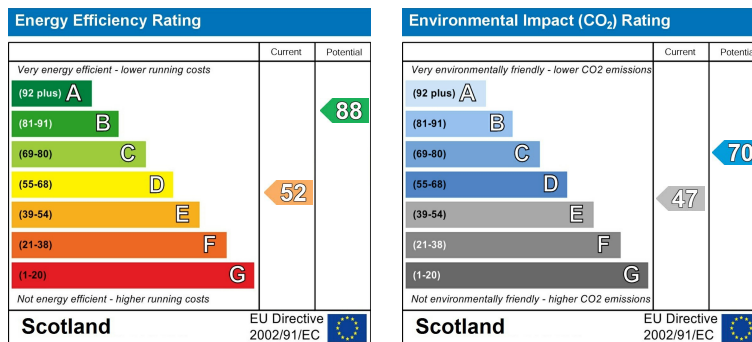
VIEWING CONTACT THE SELLING AGENT



Area Map



Energy Efficiency Graph



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.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagency-moray.co.uk>