



**Harper
Macleod LLP**
Estate Agents & Solicitors



East View Granary Street, Burghead, IV30 5UJ
Offers in the region of £310,000

Traditional detached villa circa 1914 situated in the lovely coastal town of Burghead and a "stones throw" from the beach and sea front. The accommodation comprises on the ground floor: entrance hallway, lounge, sitting room, dining room, kitchen, utility room, conservatory, shower room, ground floor bedroom and on the first floor, three further double bedrooms, shower room and a family bathroom. The property further benefits from sixteen electricity generating solar panels, double glazing, oil central heating, garage and garden.

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



uPVC and glazed entrance door; fitted carpet; ceiling light fitting.

SITTING ROOM

17'11" x 11'11" (5.48m x 3.64m)



Double aspect to front and rear; fireplace with electric fire; fitted carpet; ceiling and two wall light fittings.

SHOWER ROOM

16'8" at longest x 6'9" (5.10m at longest x 2.06m)



Window to rear and door leading to the potting shed; vanity mounted sink, wc and shower cubicle with electric shower; wall mounted towel radiator; wood effect flooring; ceiling light fitting.

BEDROOM 4

12'3" x 9'10" (3.75m x 3m)

Window to rear; fitted carpet; ceiling light fitting.

LOUNGE

14'6" x 11'10" (4.44m x 3.63m)



Window to front; Feature fireplace with recessed log-burner; built-in glass fronted cabinet; fitted carpet; ceiling light fitting.

DINING ROOM

14'4" x 14'6" (4.38m x 4.44m)



Window to side; Feature fireplace with recessed log-burner; hatch to the kitchen ; wood effect flooring; ceiling light fitting.

KITCHEN

13'1" approx x 7'5" (4m approx x 2.28m)



Window to rear; range of base and wall units; built-in electric oven, microwave; hob and hood; Bosch slot in dishwasher; stainless steel sink; tiled flooring; ceiling light fitting.

UTILITY ROOM

13'1" approx x 7'5" (4m approx x 2.28m)



Window to rear; Belfast sink; Miele washing machine; tumbler dryer; built-in electric oven; single freezer and American style fridge freezer; tiled flooring; two ceiling light fittings.

CONSERVATORY

9'10" x 8'2" (3m x 2.5m)



Glazed on three sides; tiled flooring with underfloor heating; wall light fitting.

STAIRCASE AND LANDING

Window to front; built-in storage cupboard housing the pressurised hot water tank; fitted carpet; ceiling light fittings.



BEDROOM 1

18'0" x 11'5" (5.50m x 3.50m)



Double aspect to front and rear with lovely views over to the beach; triple built-in wardrobe; fitted carpet; inset ceiling spotlights.

SHOWER ROOM

8'0" x 6'8" (2.46m x 2.04m)



Window to rear; sink, wc and shower cubicle with mains shower; wall mounted towel radiator; vinyl flooring; ceiling light fitting.

REAR HALLWAY

Window to side; fitted carpet; two ceiling light fittings.

BEDROOM 3

11'11" x 10'9" (3.65m x 3.29m)



Window to front; double built-in wardrobe; fitted carpet; ceiling light fitting.

BATHROOM

12'3" x 10'5" (3.75m x 3.18m)



Window to side; sink, wc, corner bath and spacious shower cubicle with electric shower; feature fireplace with cast iron insert; vinyl flooring; inset ceiling spotlights.

BEDROOM 2

14'8" x 12'2" (4.48m x 3.71m)



Window to rear and Velux window to side; triple built-in wardrobes; fitted carpet; inset ceiling spotlights.

TANDEM GARAGE

Up and over electrically operated door; personnel door and window to side; power and light.

OUTSIDE



The fully enclosed Courtyard style rear garden has a Patio area; low maintenance gravel and artificial grass; borders are planted with mature shrubs and trees. The oil tank is screened by wooden fencing.

A potting shed lies immediately behind the property and can be accessed from the ground floor shower room and a door to the garden.

NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom and both shower room fittings, the two built-in electric ovens, microwave, hob, hood, Bosch slot-in dishwasher, single freezer, American style fridge freezer, Miele washing machine and tumble dryer in the kitchen and utility room.

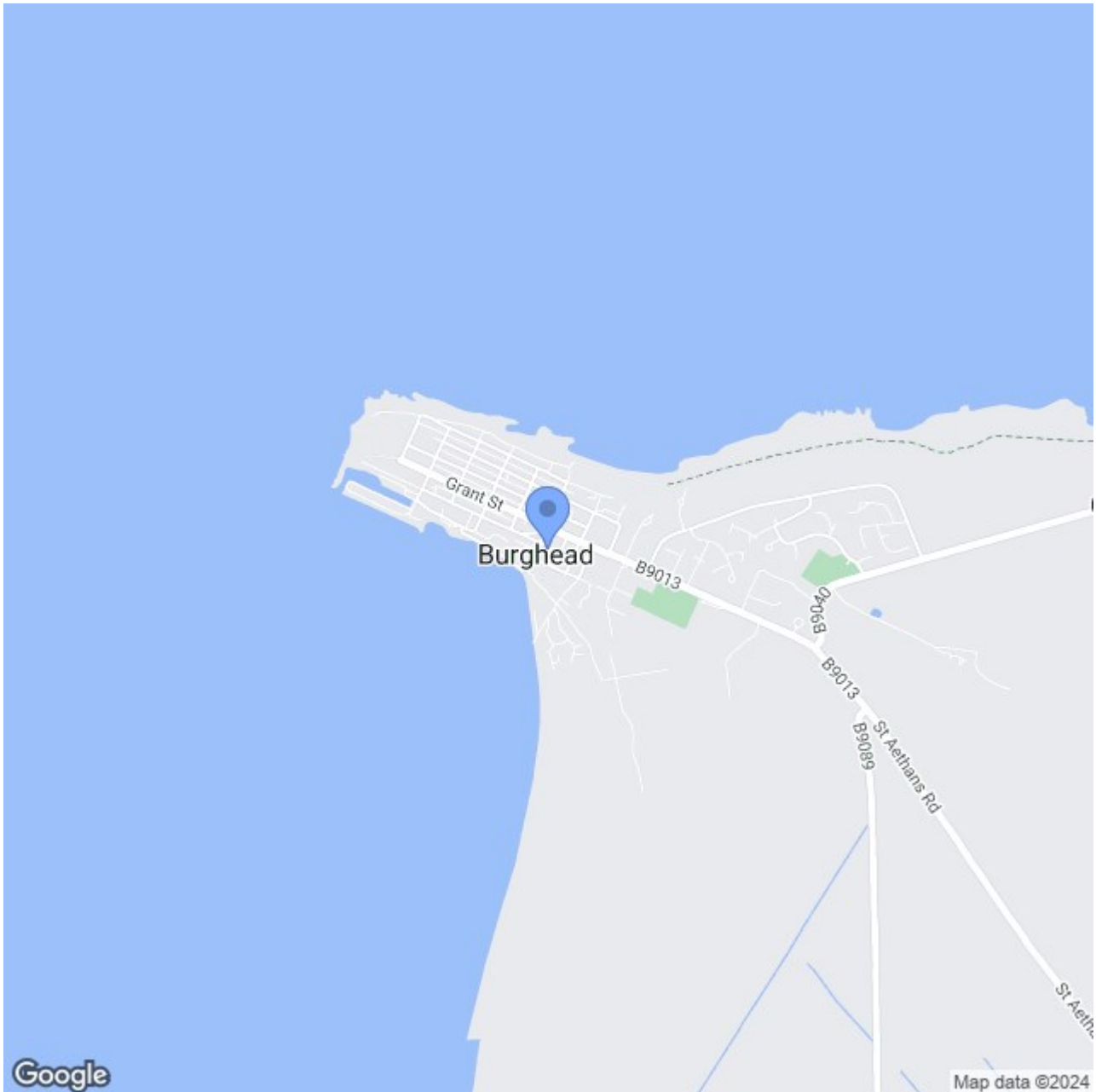
Council Tax Band: E

The sixteen solar panels benefit from a feed in tariff with eleven years remaining which will transfer to the new owner of East View.

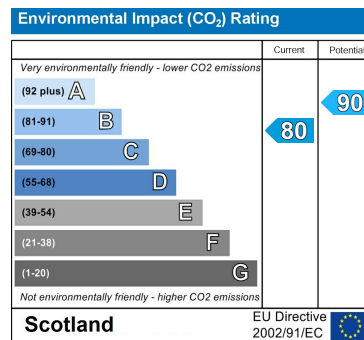
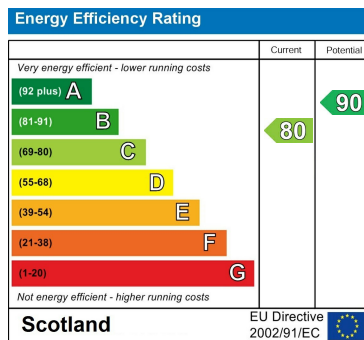
VIEWING CONTACT SELLING AGENT



Area Map



Energy Efficiency Graph



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