



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**67 Grant Street, Burghead, IV30 5TX**

**Offers over £155,000**

Traditional mid terraced house situated in the heart of the popular coastal town of Burghead and a short walk to the beach, harbour and lovely woodland walks. The accommodation comprises entrance hallway, lounge/diner, kitchen, bathroom, two double and a single bedroom. The property further benefits from double glazing, electric heating and a courtyard garden.

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### ENTRANCE HALLWAY



Composite and glazed entrance door; under-stair cupboard; wood effect flooring with underfloor heating; ceiling light fitting

### LOUNGE/DINER

15'7" x 13'7" at longest and widest (4.77m x 4.16m at longest and widest)



Double aspect to front and rear; wood effect flooring; two ceiling light fittings

### KITCHEN

11'9" x 9'10" (3.60m x 3m)



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

### BATHROOM

8'3" x 5'6" (2.52m x 1.70m)



Window to front; vanity mounted sink, wc and bath with electric shower over; tiled flooring with underfloor heating; two wall mounted cabinets; ceiling light fitting.

**STAIRCASE AND LANDING**  
8'4" x 6'7" (2.55m x 2.03m)



Window to front; cupboard housing the electric consumer units; fitted carpet; ceiling light fitting.

**BEDROOM 2**  
13'4" x 8'3" (4.08m x 2.53m)



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

**BEDROOM 3**  
8'9" x 8'4" (2.69m x 2.56m)



Window to rear; fitted carpet; ceiling light fitting; hatch to the loft space.

**BEDROOM 1**  
13'6" x 8'7" (4.12m x 2.64m)



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



**OUTSIDE**



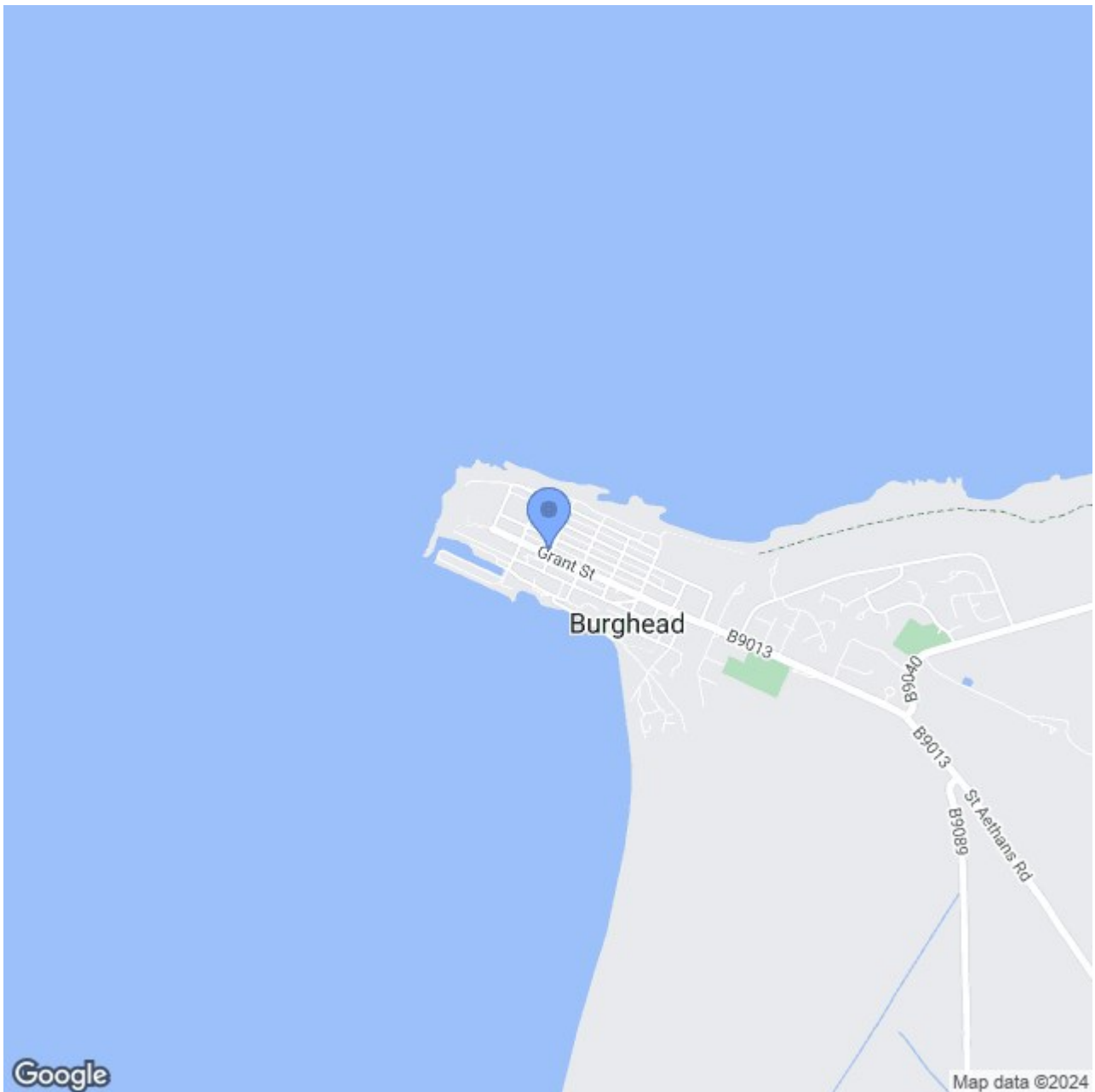
The property has a small enclosed courtyard style garden laid with low maintenance gravel.

**NOTES**

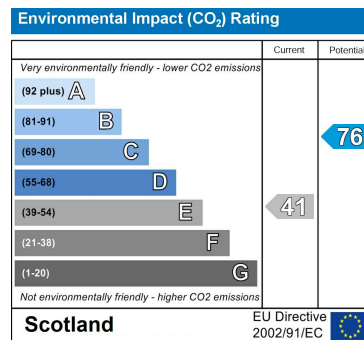
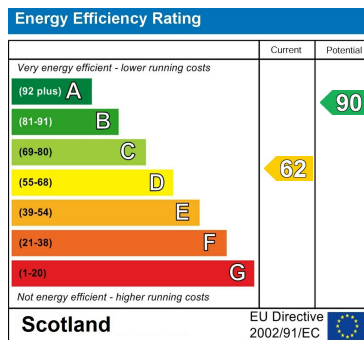
Included in the asking price are all carpets and fitted floor coverings; all light fittings, all bathroom fittings and the electric oven, hob, hood and Beko washing machine in the kitchen.

Council Tax Band: A

## Area Map



## Energy Efficiency Graph



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