



**Harper
Macleod LLP**
Estate Agents & Solicitors



24 Headland Rise, Burghead, IV30 5HA

Offers over £280,000

Modern detached bungalow built by respected local builder, Tulloch of Cummington and situated in the coastal village of Burghead. Located on the outskirts of the peaceful village, which is steeped in Pictish history, the property enjoys lovely sea views from the rear garden and is a short walk to the beautiful sandy beach, woodland walks and picturesque harbour. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, utility room, sun room, three bedrooms, en-suite shower room and bathroom. The property, which is in excellent order throughout, further benefits from double glazing, electric wet central heating system, driveway, integral garage and front & rear gardens.

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ENTRANCE VESTIBULE
5'6" x 3'3" (1.69m x 1.00m)



UPVC door with two glazed side panels; ceiling light fitting; wood effect laminate flooring; wooden and glazed door with two glazed side panels leads into the hallway.

HALLWAY
15'3" at widest x 13'3" at longest (4.66m at widest x 4.04m at longest)



Ceiling light fitting; two inset ceiling light fittings; wood effect laminate flooring; built-in spacious cupboard with coat hooks, shelving and access to the loft space; leads to lounge, bedrooms 1, 2 & 3, bathroom and the kitchen.

LOUNGE
15'3" into bay x 14'7" (4.67m into bay x 4.46m)



Bay window to front; ceiling light fitting; fitted carpet.

BEDROOM 1
14'9" at longest x 11'9" into bay (4.51m at longest x 3.60m into bay)



Bay window to front; ceiling light fitting; fitted carpet; built-in double mirrored wardrobe; door to en-suite shower room.

EN-SUITE SHOWER ROOM

9'8" into cubicle x 4'3" (2.96m into cubicle x 1.30m)



Window to side; ceiling light fitting; wall light fitting above mirror; extractor; tiled flooring; WC, vanity mounted sink and shower cubicle with mains fed shower; chrome wall mounted towel radiator.

BEDROOM 2

14'5" at widest x 9'9" at longest (4.40m at widest x 2.99m at longest)



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

BATHROOM

10'5" x 5'8" (3.19m x 1.75m)



Window to rear; ceiling light fitting; extractor; tiled flooring; WC, vanity mounted sink with mirror and inset spotlights above and bath with mains fed shower over; chrome wall mounted towel radiator.

BEDROOM 3

10'5" x 9'3" (3.19m x 2.82m)



Ceiling light fitting; wood effect laminate flooring; Patio doors lead out to the rear garden.

KITCHEN

14'2" at longest x 13'5" at widest (4.34m at longest x 4.09m at widest)



Window to rear; two ceiling light fittings; tiled flooring; fitted kitchen in white with recently fitted Silestone worktop; built-in Electrolux electric oven & grill, Electrolux integrated dishwasher; Zanussi electric induction hob & hood; space for fridge freezer; door to utility room; double wooden and glazed doors lead to the sun room.



UTILITY ROOM

9'5" at longest x 6'2" at widest (2.88m at longest x 1.88m at widest)



Ceiling light fitting; extractor; tiled flooring; base & wall units to match the kitchen; stainless steel sink & drainer; space and plumbing for washing machine & tumble dryer; built-in airing cupboard which also houses the electric boiler and hot water tank; door to integral garage; door leads out to the rear garden.

SUN ROOM

14'8" x 11'7" (4.49m x 3.54m)



Glazed on all sides with beautiful views out towards the Moray Firth and hills in the distance; inset ceiling spotlights; tiled flooring; under-floor heating; additional wall-mounted electric panel heater; French doors lead out to the rear garden.

INTEGRAL GARAGE
18'2" x 9'7" (5.54m x 2.94m)



Window to side; ceiling light fitting; power & light; electric roller door; shelving.

OUTSIDE



The front garden is laid to lawn. There is a loc-bloc driveway providing off street parking and leads to the garage. There is a gate to the left of the property with a paved pathway leading round to the side and rear of the property. The fully enclosed rear garden with lovely sea views is also mainly laid to lawn with raised paved patio area to enjoy the beautiful view; rotary clothes dryer; wooden shed to the other side of the house.

NOTES

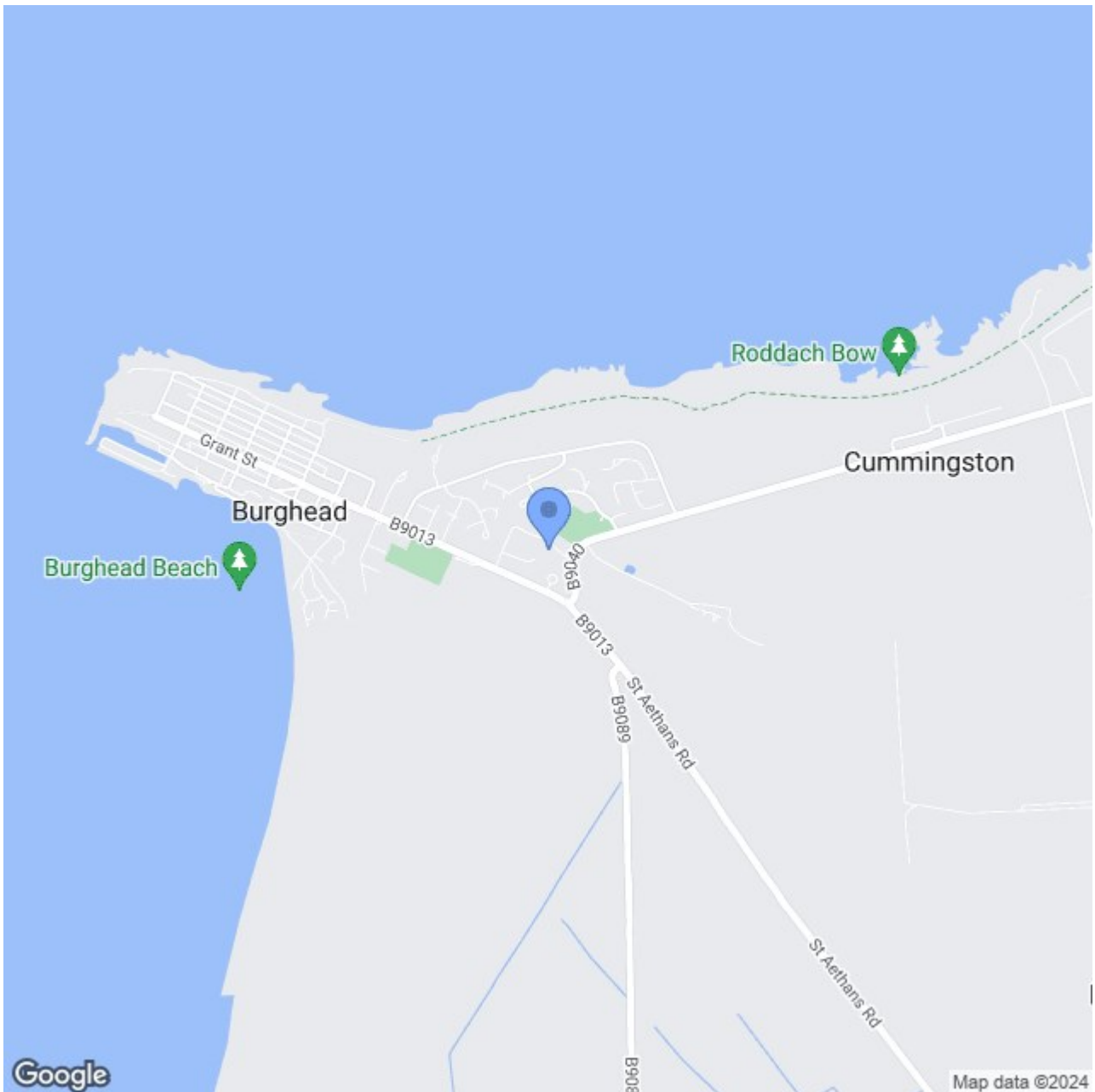


Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom & en-suite fittings; the oven & grill, induction hob & hood and integrated dishwasher in the kitchen.

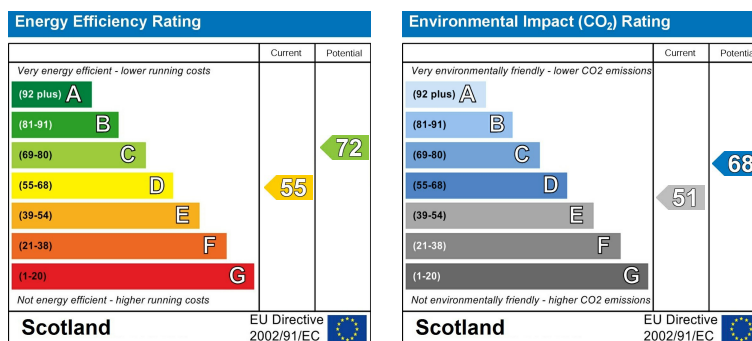
COUNCIL TAX BAND: E

Viewing: Contact the Selling Agent 01343 555150

Area Map



Energy Efficiency Graph



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