



**Harper
Macleod LLP**
Estate Agents & Solicitors



16 Brander Street, Burghead, IV30 5XD

Offers over £175,000

Traditional semi detached house situated in the coastal village of Burghead. The property is in close proximity to the primary school, local shops and is a short walk to Burghead's beautiful sandy beaches. The deceptively spacious accommodation comprises entrance hallway, lounge, dining kitchen, boot room, three double bedrooms, shower room and bathroom. The property further benefits from double glazing, oil central heating, wood burning stove, garage and private rear courtyard 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

18'4" at longest x 8'2" at widest (5.6m at longest x 2.5m at widest)



Window to front; two ceiling light fittings; fitted carpet; electric consumer units; feature stone wall; built-in under-stair storage cupboard; leads to bedroom 1, lounge and the staircase to the first floor.

BEDROOM 1

13'9" x 6'10" (4.2m x 2.1m)



Ground floor bedroom; window to rear; ceiling light fitting; fitted carpet; built-in wardrobe; recessed shelving.

LOUNGE

14'1" x 13'5" (4.3m x 4.1m)



Two windows to front; ceiling light fitting; fitted carpet; wooden fireplace with slate hearth and wood burning stove; recessed shelving with two built-in storage cupboards below; door leads to the kitchen.

DINING KITCHEN

17'0" x 7'2" (5.2m x 2.2m)



Window to side; two ceiling light fittings; vinyl flooring; modern fitted kitchen; Worcester oil central heating boiler; Beko slot-in electric cooker & hood; space for fridge freezer; space and plumbing for washing machine; space for dining table & chairs; doorway leads through to boot room.

BOOT ROOM

11'9" x 5'6" (3.6m x 1.7m)



Window to rear; wall light fitting; concrete flooring; fixed storage and shelving with coat hooks; door to shower room; UPVC and glazed door leads out to the rear garden.

SHOWER ROOM

5'10" x 5'2" (1.8m x 1.6m)



Window to rear; ceiling light fitting; extractor; laminate flooring; modern recently fitted three piece suite comprising vanity mounted sink, WC and corner shower cubicle with mains fed shower; wall mounted chrome towel radiator.

STAIRCASE & LANDING

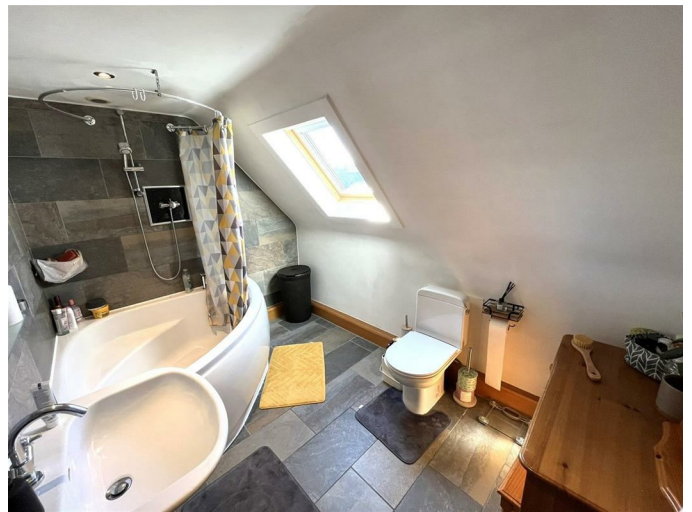
11'1" at longest x 6'6" at widest (3.4m at longest x 2.0m at widest)



Velux window to front; ceiling light fitting; hatch to the loft space; fitted carpet; leads to bathroom and bedrooms 1 & 2.

BATHROOM

10'5" x 7'6" (3.2m x 2.3m)



Velux window to rear; inset ceiling spotlights; tiled flooring; modern three piece suite comprising pedestal sink, WC and corner bath with mains fed shower over; wall mounted chrome towel radiator.

BEDROOM 2

14'1" x 10'2" (4.3m x 3.1m)



Window to front; ceiling light fitting; fitted carpet; decorative feature fireplace; recessed shelving.

BEDROOM 3

14'1" x 7'2" (4.3m x 2.2m)



Window to front; ceiling light fitting; fitted carpet.

GARAGE

Good sized single garage; up & over door; personnel door into rear garden.

OUTSIDE



Low maintenance, fully-enclosed & private rear courtyard; oil tank; pathway leads round to gate which gives access onto Brander Street.

NOTES

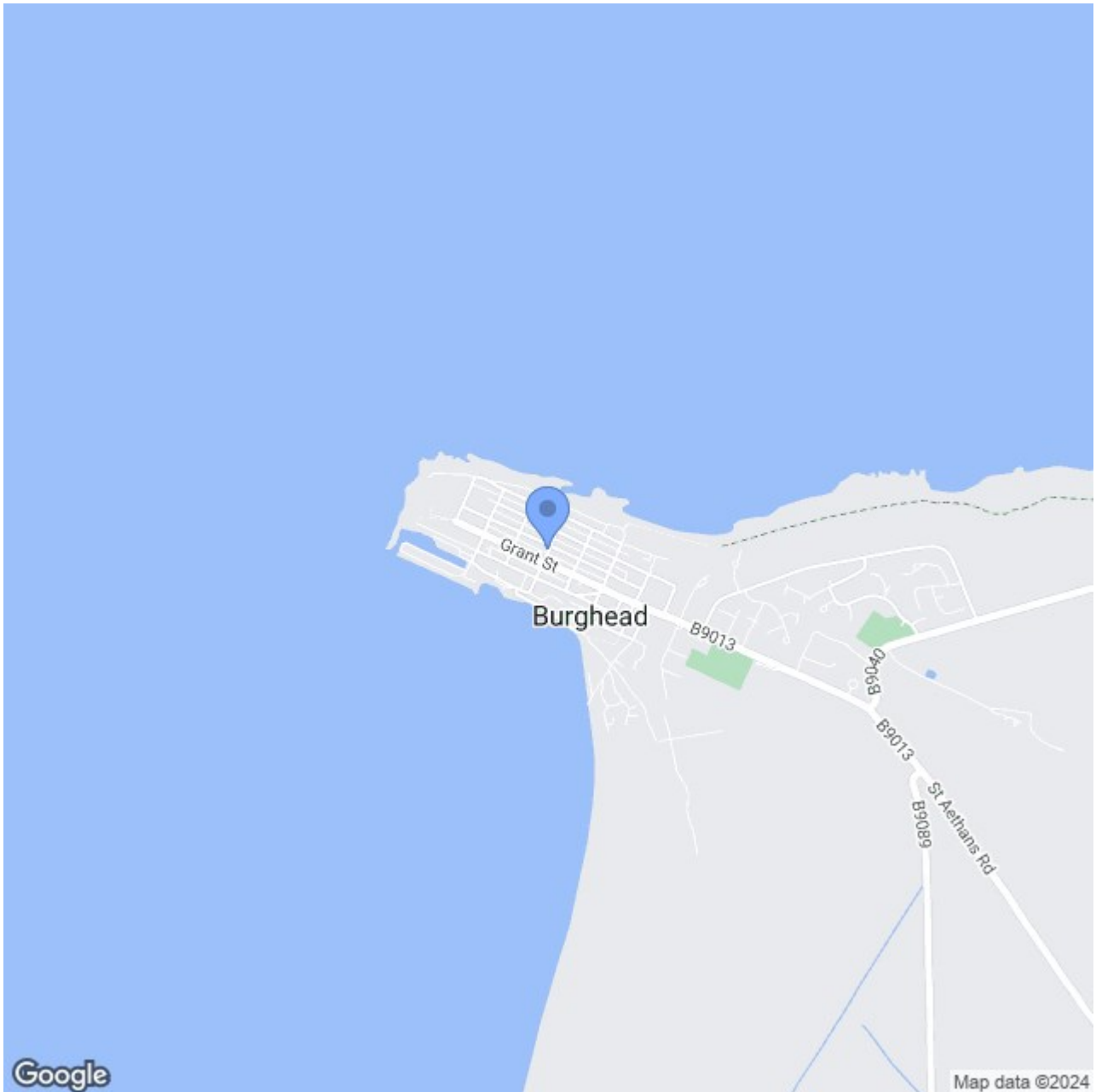


Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all shower room and bathroom fittings and the slot-in cooker & hood in the kitchen.

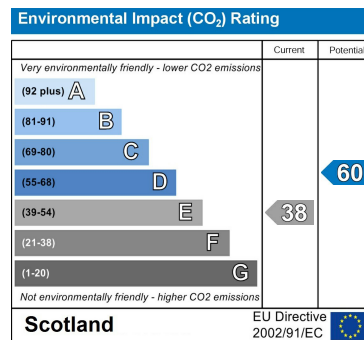
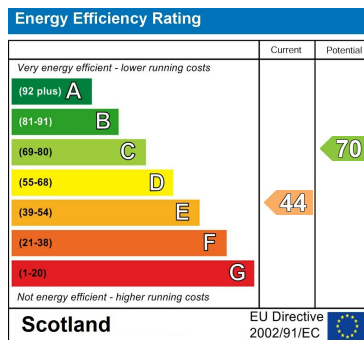
Council Tax Band: B

Viewing contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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