



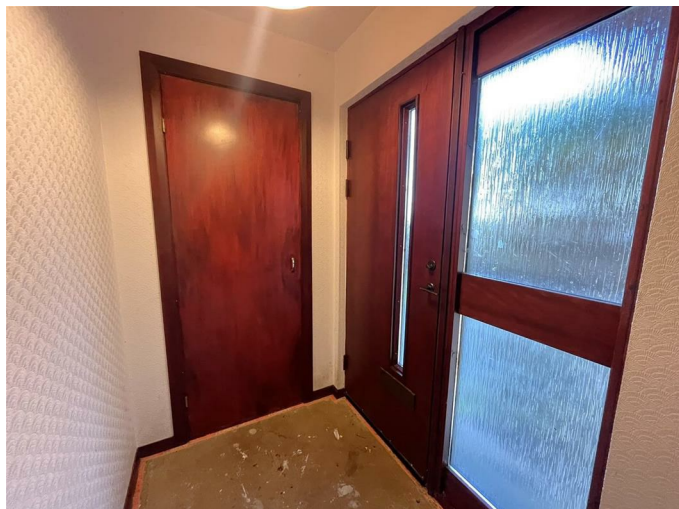
**Greendale St. Aethans Road, Burghead, IV30 5YR**  
**Offers in the region of £180,000**

Modern three bedroom detached bungalow situated in the historic coastal village of Burghead and within walking distance of the beach and local shops. The accommodation comprises: entrance vestibule, hallway, lounge / dining room, kitchen, three bedrooms and bathroom. Whilst in need of upgrading, the property benefits from double glazing, electric heating, detached garage & driveway providing off-street parking and gardens to the front and rear.



**ENTRANCE VESTIBULE**

5'11" x 4'1" (1.82m x 1.25m )



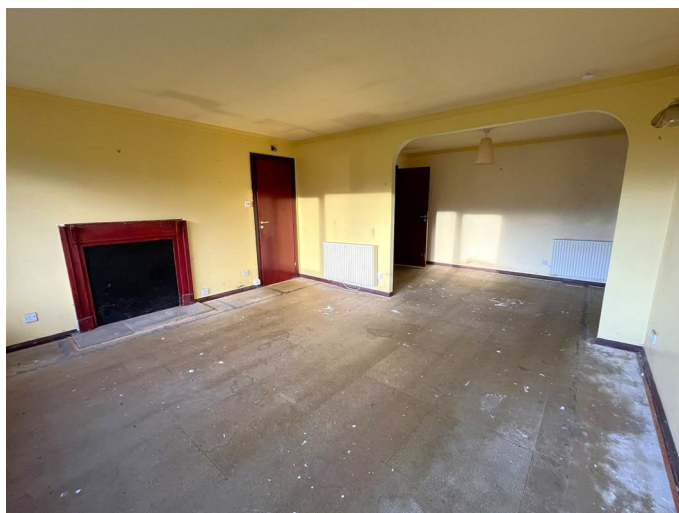
Wooden & glazed front entrance door with glazed side panel; ceiling light fitting; built-in cupboard; wooden and glazed door leads to hallway.

**HALLWAY**

Ceiling light fitting; built-in cupboard housing hot water tank.

**LOUNGE**

15'5" x 14'2" (4.70m x 4.32m )



Window to front; two wall light fittings; fireplace; opening through to dining room.

**DINING ROOM**

12'9" x 7'4" (3.91m x 2.24m )



Ceiling light fitting; door to hallway.

**KITCHEN**

16'4" x 8'9" (4.98m x 2.68m )



Window to rear; ceiling light fitting; fitted kitchen; sink and drainer; Rangemaster cooker; hood; walk-in pantry cupboard with shelving and window to rear; wooden door leads to rear garden.

**GUEST WC**

4'3" x 3'4" (1.31m x 1.04m )

Internal room; ceiling light fitting; WC; wall mounted sink.

**SHOWER ROOM**

10'0" x 5'2" (3.05m x 1.58m)



Window to rear; ceiling light fitting; ceiling extractor fan; WC; pedestal sink; built-in shower cubicle with electric shower; fitted towel rail.

**BEDROOM 1**

12'4" x 10'0" (3.77m x 3.05m)



Window to rear; ceiling light fitting; double built-in mirrored wardrobes.

**BEDROOM 2**

10'0" x 9'10" (3.06m x 3.01m)



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

**BEDROOM 3**

10'0" x 7'9" (3.07m x 2.38m)



Window to front; ceiling light fitting.



## GARAGE



Up and over door; power and light; personnel door to side.

## OUTSIDE



The front garden is laid mainly to lawn with planted borders; paved patio area. The fully enclosed rear garden is laid to paving; two wooden sheds; outside water tap. A tarmac driveway provides off-street parking and leads to the garage.

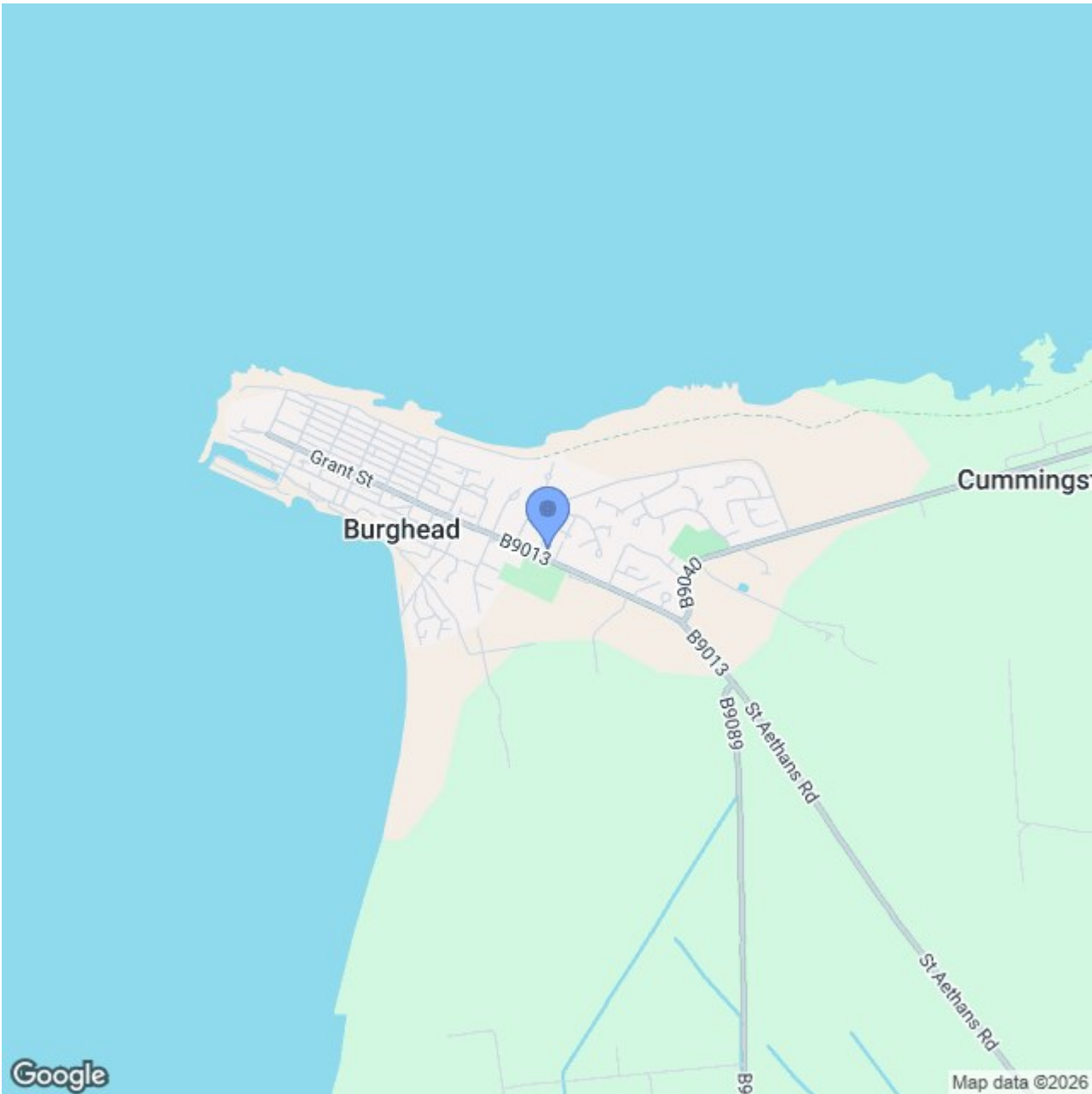
## NOTES

Included in the asking price will be all light fittings, all shower room and guest WC fittings, the Rangemaster cooker and hood in the kitchen and the two wooden sheds in the garden.

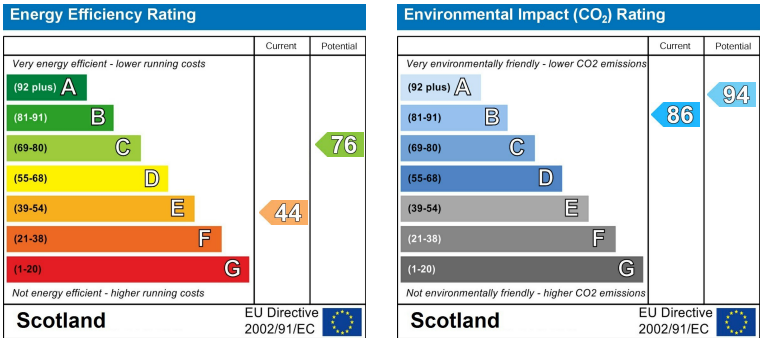
Council Tax Band: D

To book a viewing contact the selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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