



Fixed Price - £285,000


Alskahem
Burray, KW17 2SS

Harcus.



Spacious four-bedroom house, complete with a detached garage, nestled in a tranquil corner of a private residential area, it offers delightful open views. Just a leisurely walk from the shoreline, Sands Hotel, and a short distance to local amenities and the Primary School.

The property comprises of Entrance Vestibule, Hall, Living room, Kitchen/Dining room, Utility room, Bathroom and four Bedrooms with one En-suite.

 **4 bedrooms**

 **2 bathrooms**

 **1 Public room**

Living room

6.25m x 4.20m (20ft 6" x 13ft 9")

Lovely bright living room with a window to the side and a large window to the front framing the beautiful open views. Electric fireplace with a wooden surround providing a focal point. Television and a telephone point.





Kitchen/Dining room

5.29m x 4.79m (17ft 4" x 15ft 9")

This spacious kitchen features a range of floor and wall units, an integrated oven and hob with an extractor hood, and plumbing for a dishwasher, which is part of the sale. There is room for a fridge freezer. The dining area provides plenty of space for a table and chairs, with patio doors leading to a decked area.

Utility room

2.88m x 2.07m (9ft 5" x 6ft 9")

A valuable addition to the family home, the utility room is equipped with plumbing for a washing machine and features both floor and eye-level units and worktop space. Housing the oil boiler. External door to the rear.





Bedroom 1

4.80m x 3.11m (15ft 9" x 10ft 2")

A bright and spacious bedroom enjoying the lovely view. It features carpeting and warm decor, with plenty of room for freestanding bedroom furniture. Television and a telephone point

En-suite Shower room

2.76m x 1.20m (9ft 1" x 3ft 11")

Fitted with a shower, W.C. and a wash hand basin. Extractor fan. Heated towel rail.





Bedroom 2

3.91m x 2.88m (12ft 10" x 9ft 5")

This double bedroom is carpeted and with neutral decor and an accent wall. Window looking out to the rear. Television and a telephone point.





Bedroom 3

3.31m x 3.11m (10ft 10" x 10ft 2") at most

This double bedroom is carpeted with neutral decor and a feature wall, offering ample space for freestanding furniture. Window to the front enjoying the view. Television and a telephone point.





Bathroom

2.32m x 2.88m (7ft 10" x 9ft 5")

Fitted with a Jacuzzi bath, shower, W.C. and a wash hand basin. Tiled flooring and walls. Modesty glazed window. Heated towel rail.

Bedroom 4

2.90m x 2.88m (9ft 6" x 9ft 5")

This bedroom is situated to the rear of the property and has carpeting and matching decor. Television point.



Garage

7.13m x 3.78m (23ft 4" x 12ft 4")

Large garage with an up and over electric door, power and lighting. Workbench and shelving.

Outside

To the front, a spacious tarmac driveway offers plenty of parking space. The garden features a lawn surrounded by mature bushes and shrubs. To the rear, there is a gravel area with a flower bed along the wall, accompanied by a decked section on the side, ideal for outdoor dining with a view.





Alskahem has uPVC double glazing and oil underfloor heating.

Services

Mains services. Private Septic tank

Council Tax

Band D. This may be reassessed when the property is sold.

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

All floor coverings, curtains, blinds, washing machine and dishwasher are included in the sale.

Price

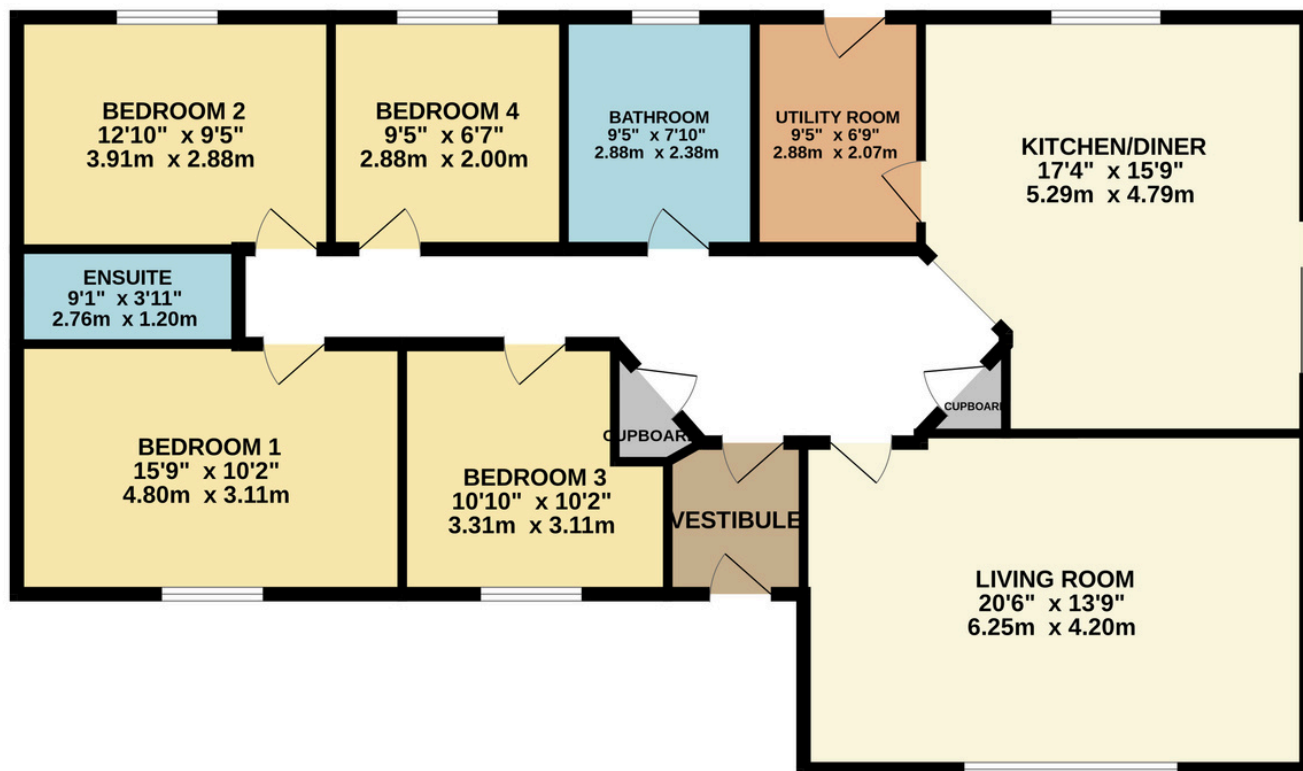
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Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law





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 **enquiries@harcuslaw.co.uk**

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