

CLUNY ESTATE
AGENTS

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****REDUCED PRICE** £10,000 UNDER VALUATION **REDUCED PRICE****

40 Dunbar Street,
Burghead, IV30 5XQ



We are delighted to offer this well presented two bedroom traditional stone built end-terraced house located in the popular coastal village of Burghead.

END-TERRACED HOUSE

TWO BEDROOMS

FREEHOLD

DESIRABLE LOCATION

POPULAR COASTAL VILLAGE

STONE OUTBUILDING

OIL CENTRAL HEATING

DOUBLE GLAZING

DECKED/SLABBED REAR GARDEN

COUNCIL TAX BAND A

EPC RATING E

F297

O.I.R.O.
£140,000

This well presented two bedroom end-terraced house is in good condition throughout and is located in the popular coastal village of Burghead which boasts a stunning harbour, beach and scenic coastline. The property is within commuting distance of RAF Lossiemouth, Kinloss Barracks and the popular market towns of Forres and Elgin. The well proportioned property benefits from Double Glazing and Oil Central Heating.

The good sized accommodation comprises: a bright and spacious Lounge with wood burning stove to the centre of the room creating a lovely focal point, a good sized Kitchen incorporating base mounted units, extractor hood and breakfast bar area to accommodate all of your informal dining requirements, Sitting Room and two large Double Bedrooms.

There is a nicely presented Shower Room with walk-in corner shower cubicle.

Outside, the property has a decked/slabbed area to the rear for ease of maintenance. There is a stone outbuilding providing an ideal storage space.

This charming property is set in an enviable coastal location and would make a lovely family home. An internal viewing is highly recommended to appreciate the spacious accommodation on offer.



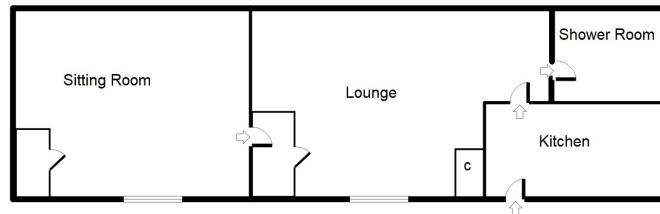


If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

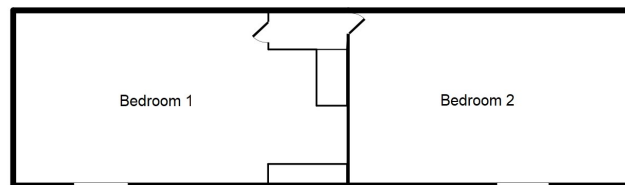
- Vestibule: 1.24m x 1.34m (4'1" x 4'5")
- Lounge: 3.35m x 3.96m (11'0" x 13'0")
- Kitchen: 3.14m x 2.26m (10'4" x 7'5")
- Sitting Room: 3.68m x 3.81m (12'1" x 12'6")
- Bedroom 1: 3.98m x 5.13m (13'1" x 16'10")
- Bedroom 2: 3.93m x 3.55m (12'11" x 11'8")
- Shower Room: 1.82m x 1.85m (6'0" x 6'1")



Ground Floor



First Floor



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.