

## 9 Park Street, Burghead, IV30 5UH



We are delighted to offer this two bedroomed semi-detached stone and slate house located in the popular coastal village of Burghead.

**STONE & SLATE SEMI-DETACHED HOUSE**

**TWO BEDROOMS**

**POPULAR COASTAL VILLAGE**

**ECCO STOVE**

**ROINTE ELECTRIC HEATING (recently installed)**

**UPVC DOUBLE GLAZING & RECENTLY FITTED DOUBLE GLAZED EXTERNAL DOORS**

**OUTSIDE STORE**

**COUNCIL TAX BAND A**

**EPC RATING F**

**F216**

Offers Over  
£140,000

This well presented stone and slate built property which is in walk-in condition throughout is situated within a short walking distance of all local amenities of the picturesque seaside village of Burghead, boasting a stunning harbour, beach and scenic coastline.

The property benefits from UPVC Double Glazing and recently fitted double glazed external doors.

A new Ecco Stove has just been fitted. This is a state-of-the-art hybrid stove combining masonry heater and wood burning stove technology. When room doors are left open this can warm the whole house with minimal wood.

With up to 93% efficiency, the Ecco Stove has passed some of the toughest testing in Europe for wood fired stoves for the environmentally conscious. There are also back-up Rointe electric heaters which have been newly installed.

The good sized accommodation comprises: spacious Lounge incorporating the Ecco Stove which creates a lovely focal point to the room, separate dining area with ample space for a large family dining table, bright and airy Kitchen with a good selection of wall and base mounted units, built in oven and hob, two good sized Double Bedrooms, one of which has large built in triple wardrobes providing ample storage and Bathroom with three piece suite, heated towel ladder and shower over the bath.

Outside, the property is laid to slabs and gravel for ease of maintenance. Large wood store.

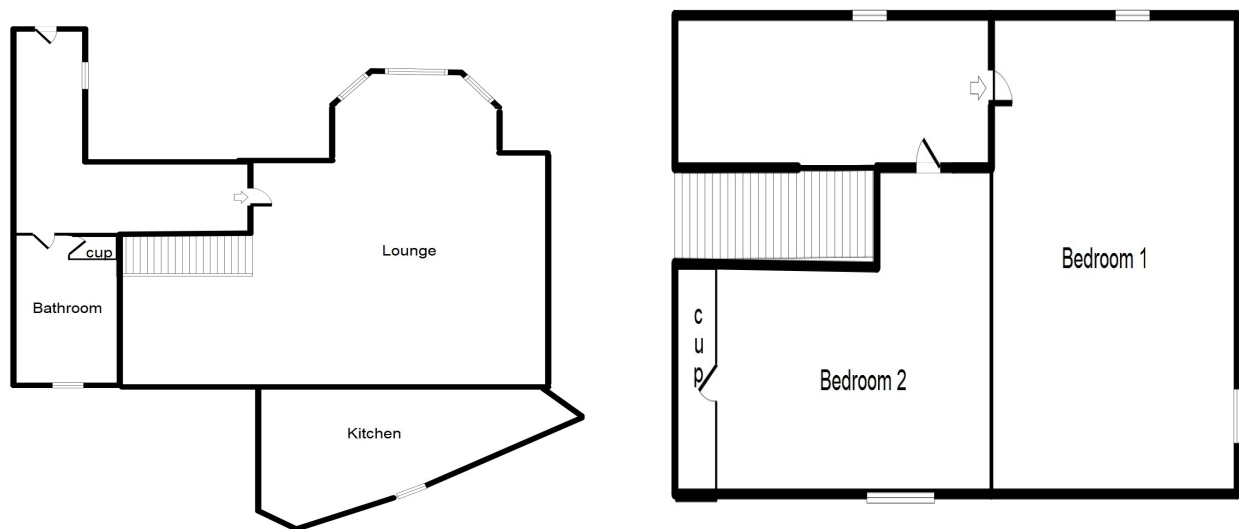
This delightful property is in excellent condition throughout and would make a lovely family home. For more information on the Eccostove see <https://www.eccostove.com/e580>





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

- Lounge: 5.77m x 3.50m (18'10" x 11'6")
- Hallway: 3.61m x 1.12m (11'10" x 3'8")
- Kitchen: 4.19m x 2.57m (13'9" x 8'5")
- Dining Area: 2.43m x 2.08m (8'0" x 6'10")
- Bedroom 1: 4.58m x 3.46m (15'0" x 11'4")
- Bedroom 2: 2.85m x 2.47m (9'4" x 8'1")
- Bathroom: 3.23m x 1.55m (10'7" x 5'1")



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.