

## 14 Young Street, Burghead, IV30 5TU



We are delighted to offer this two bedroom end-terraced house situated in the heart of the much sought after coastal village of Burghead. Immaculately presented throughout, this property offers a perfect blend of comfort, character, and convenience, ideal for first-time buyers or those seeking a tranquil retreat by the coast.

END-TERRACED HOUSE  
TWO BEDROOMS  
IMMACULATLY PRESENTED  
FREEHOLD  
WOOD BURNING STOVE  
POPULAR COASTAL VILLAGE  
PRIVATE COURTYARD  
ELECTRIC HEATING  
ON-STREET PARKING  
DOUBLE GLAZING  
COUNCIL TAX BAND A  
EPC RATING F

F392

Offers In the  
Region of  
£115,000

Nestled in the heart of the picturesque seaside village of Burghead, this immaculately presented two bedroom end-terraced house offers walk-in condition throughout. Just a short stroll from the harbour, beach and scenic coastline, it enjoys easy access to all local amenities. Whether you're seeking a quiet lifestyle or a holiday haven, this home combines timeless character with modern comfort in an idyllic coastal setting.

The well proportioned property benefits from Double Glazing and Electric Heating.

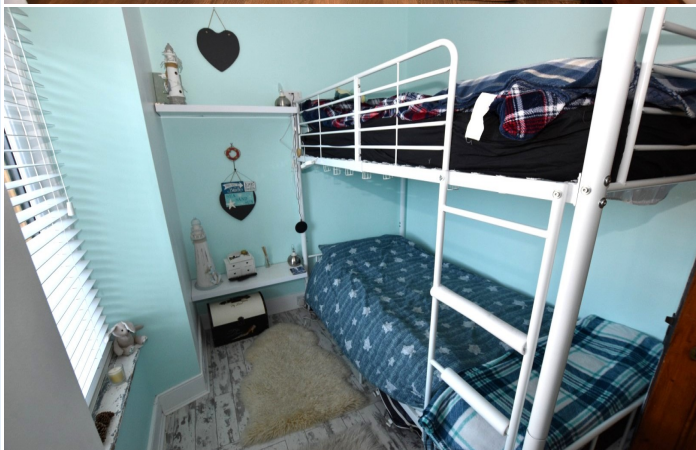
This inviting home boasts a generously sized lounge, centred around a wood burning stove that adds warmth and character to the space. The contemporary kitchen is fully equipped with a selection of wall and base units, along with integrated appliances including an oven, hob, and cooker hood. The property offers two well proportioned bedrooms, one double and one single, each providing a warm and comfortable living environment. A versatile attic room provides additional storage, while the tastefully decorated shower room features a modern walk-in shower cubicle, combining style with everyday practicality.

Outside, the property benefits from a private courtyard providing a lovely area for relaxing or catching the sun.

Ideally positioned in a prime location, this distinctive home offers cosy living, perfect for family life. An internal viewing is highly recommended to fully appreciate its unique charm and all that it has to offer.









- Lounge: 4.58m x 4.94m (15'0" x 16'3")
- Kitchen: 2.39m x 2.10m (7'10" x 6'11")
- Bedroom 1: 3.01m x 2.69m (9'11" x 8'10")
- Bedroom 2: 2.70m x 1.83m (8'10" x 6'0")
- Shower Room: 1.72m x 1.61m (5'8" x 5'3")
- Attic Room: 4.62m x 2.03m (15'2" x 6'8")



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.