

CLUNY ESTATE AGENTS

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14 Park Street, Burghead IV30 5UG



This traditional stone and slate detached house with garden and driveway is located in the coastal village of Burghead, within easy reach of local amenities, the beach and woodland walks.

**TRADITIONAL DETACHED HOUSE
THREE BEDROOMS
TWO RECEPTION ROOMS
PRIVATE DRIVEWAY
SIDE AND REAR GARDENS
WITH TIMBER SHED
DOUBLE GLAZING
LPG HEATING
COUNCIL TAX BAND C
EPC RATING F
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£199,000**

E1113

This traditional stone and slate detached three bedroom house is situated in the popular coastal village of Burghead, within easy reach of local amenities, woodland walks and the beach.

In good order throughout, the accommodation retains many period features and comprises: Hallway, living room, dining room, kitchen with access to the rear garden, and a downstairs bedroom. The stairs lead to a landing, two double bedrooms and a spacious bathroom with bath and separate shower. The property benefits from LPG central heating and double glazing, and there are open fireplaces in both reception rooms.

A gravel driveway provides off-street parking, while there are private garden grounds to the side and rear of the property, including a patio seating area and timber shed. An LPG storage tank is located externally.

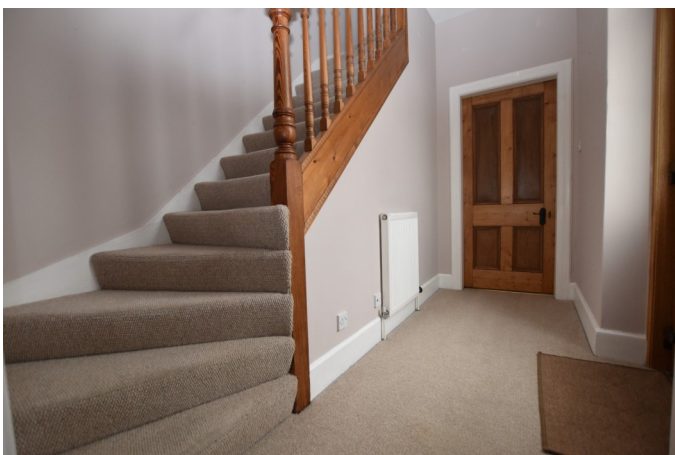
This would make a lovely family home and we highly recommend a viewing. The property is understood to be serviced by mains water and mains drainage.







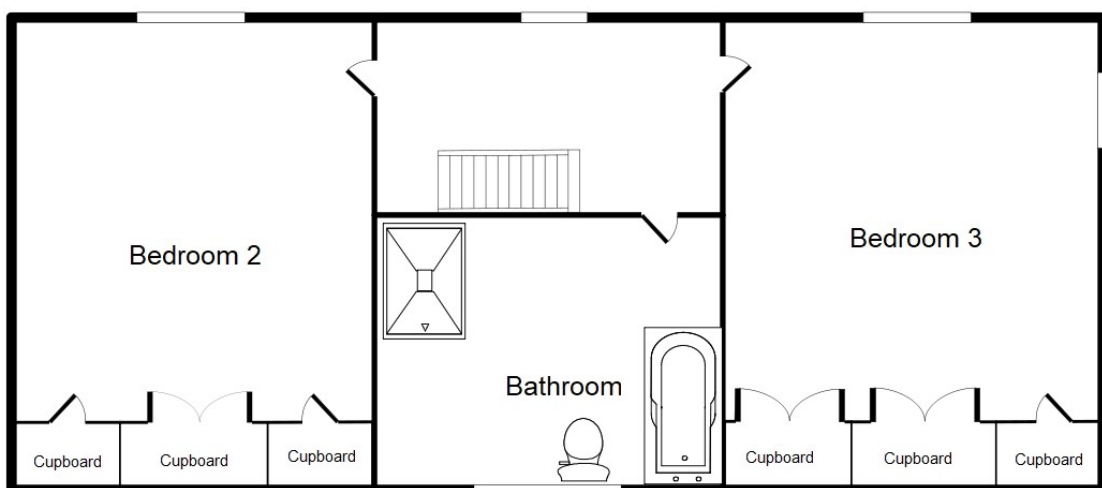
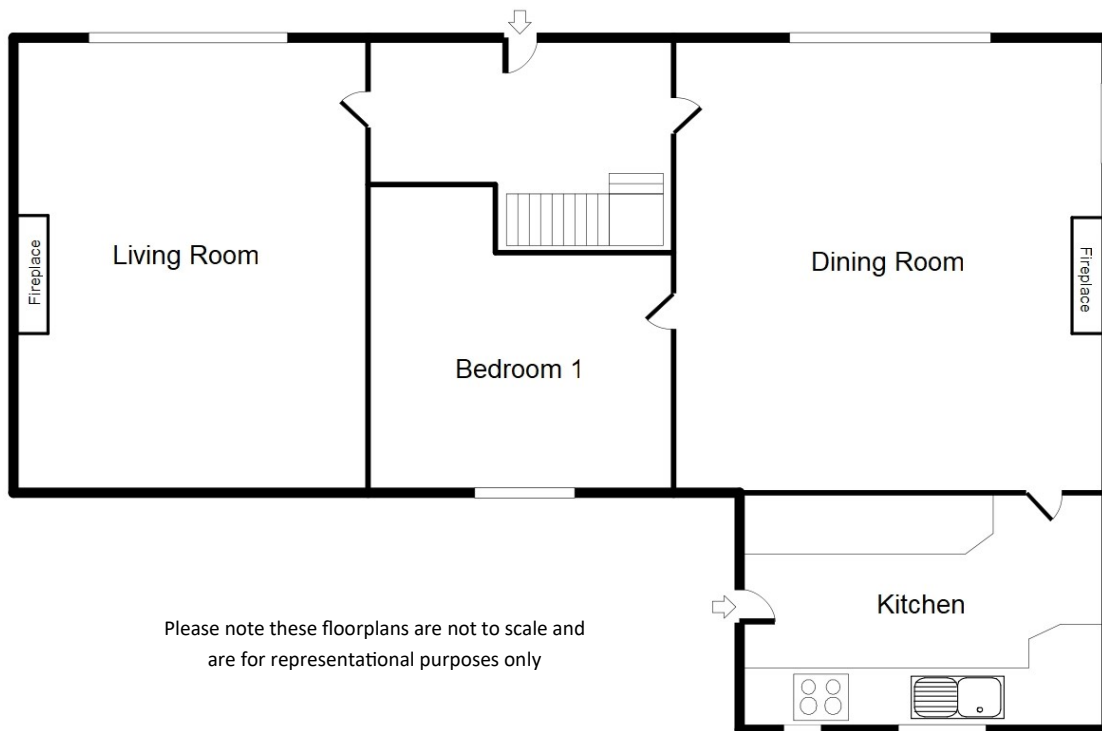






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 3.69m x 2.59m
- Dining 4.96m x 3.71m
- Bedroom 1 3.65m x 3.33m
- Lounge 4.97m x 3.55m
- Bedroom 2 4.18m x 3.52m
- Bedroom 3 4.21m x 2.82m
- Bathroom 4.22m x 2.71m



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.