

5 Thunderton Place, Elgin IV30 1BG



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## 16 Cromarty View, Burghead IV30 5HB



This three bedroom detached bungalow with integral garage and garden is located in a quiet cul-de-sac location in the coastal village of Burghead and would make an ideal family home or retirement property.

**DETACHED BUNGALOW  
THREE BEDROOMS  
DRIVEWAY AND INTEGRAL  
GARAGE  
FRONT AND REAR GARDENS  
DOUBLE GLAZING  
OIL-FIRED CENTRAL HEATING  
COUNCIL TAX BAND D  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£270,000**

**E1146**

This detached three bedroom bungalow, built by respected local builders Tulloch of Cummingston, is situated in a quiet cul-de-sac location in the coastal village of Burghead, within easy reach of the beach, woodland walks and local amenities, and just a few miles from Forres.

The accommodation is in good order throughout and comprises: Entrance vestibule, hallway, good sized living room with electric fire and bay window, dining kitchen, separate utility room with access to the garden and to the garage, conservatory with patio door to the garden, dining room/bedroom 3, two further bedrooms both with built-in wardrobes, and a dual access bathroom with bath and separate shower cubicle. The property benefits from double glazing and oil-fired central heating.

A loc-bloc driveway leads to the integral single garage, which has power and an electric roller door. There are low maintenance garden grounds to the front and rear, with an access ramp at the side of the property leading into the utility room, and a timber shed.

This would make an ideal family home or retirement property and we highly recommend a viewing.

Factoring fees of around £190 per annum are payable on a quarterly basis and cover grounds maintenance, play park inspections and maintenance, public liability insurance and management fee.

















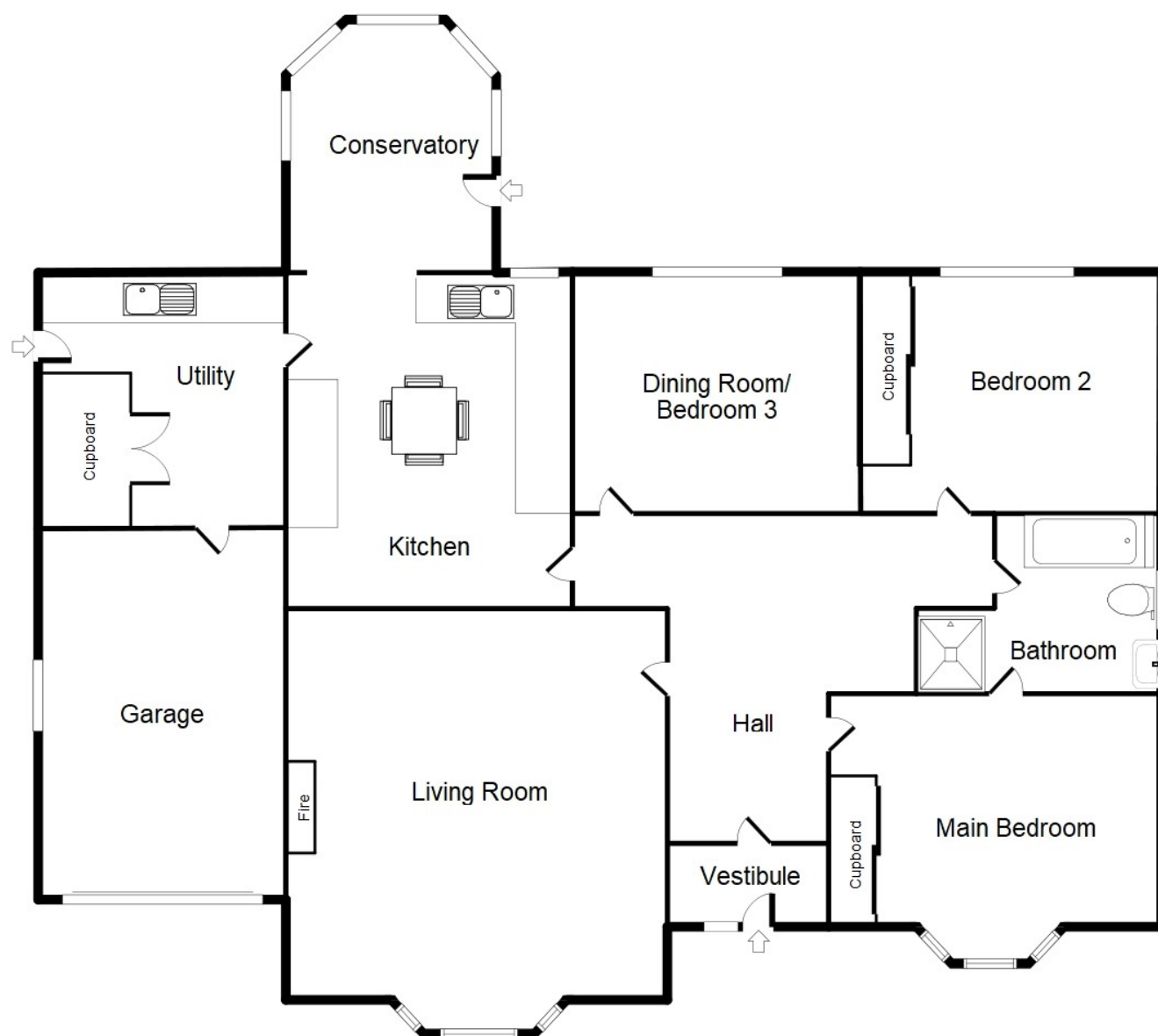






**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- |                             |               |                |               |
|-----------------------------|---------------|----------------|---------------|
| • Vestibule                 | 1.61m x 1.01m | • Bathroom     | 2.85m x 2.27m |
| • Hallway                   | 1.62m x 5.38m | • Bedroom 2    | 3.59m x 3.56m |
| • Living Room               | 4.43m x 4.78m | • Utility      | 3.46m x 1.8m  |
| • Dining Room/<br>Bedroom 3 | 3.35m x 3.56m | • Conservatory | 3.46m x 2.97m |
| • Bedroom 1                 | 3.07m x 3.88m | • Kitchen      | 4.71m x 4.04m |
|                             |               | • Garage       | 5.37m x 2.89m |



Please note this floor plan is not to scale and is for representational purposes only

#### 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.