



19A King Street, Burghead, IV30 5XA

Offers Over £160,000

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 **abs+**
estateagents

Well presented traditional semi detached property with rear garden enjoying a convenient situation within this very popular coastal village.

With recently replaced and updated electric heaters throughout, the accommodation comprises :- entrance hallway, double bedroom, lounge, dining kitchen, rear lobby, small wc/wet room and upper floor with large double bedroom, new bathroom and single bedroom (with a glimpse of the Moray Firth).

Neat, enclosed garden to the rear with generous shed. Lockable gate accessing the rear lane.

Entrance Hall

3'3" x 9'6" (1 x 2.9)

Entrance to the property with staircase to the upper floor. Door to bedroom 1 and door to Lounge. Ceiling light fitting, tile effect vinyl flooring and electric heater. High level meter cupboard.

Bedroom 1

8'6" x 12'9" (2.6 x 3.9)

Good downstairs double bedroom with window onto the rear Lobby and plenty of room for wardrobe. Fitted understair cupboard. Ceiling light fitting, electric radiator and carpet.

Lounge

11'9" x 17'0" (3.6 x 5.2)

Well proportioned and presented Lounge with front facing window. Fireplace with electric fire in situ. Display alcove with cupboard. Three way ceiling light fitting, electric radiator and carpet. Door to :-

Kitchen

8'2" x 10'11" (2.5 x 3.35)

Neat fitted dining kitchen with room for small table & chairs. Good range of fitted units in Oak effect wood with ample contrasting work surfaces and splashback tiling. Electric cooker, integral fridge/freezer, space for washing machine and 1 1/2 sink with mixer tap and drainer. Double window to rear. Fluorescent ceiling light, electric heater and vinyl flooring. Door to :-

Rear Lobby

4'7" x 6'3" (1.4 x 1.92)

Door to rear garden. Wall light and vinyl flooring. Roof light. Door to :-





Wet Room WC

2'9" x 5'5" (0.86 x 1.66)

Handy guest wc with wet room shower. Electric Mira Sport shower, wc and wash hand basin. Dimplex wall heater, wall light and non slip floor.

Upper Floor

2'11" x 9'6" (0.9 x 2.9)

A carpeted staircase leads to the upper landing. Ceiling light fitting, carpet, electric radiator and hatch to loft.

Bedroom 2

13'6" inc to 16'11" x 11'5" (4.12 inc to 5.16 x 3.5)

Lovely generous double Bedroom with partial coombed ceiling and front facing dormer Bay window. Plenty room for bedroom furniture. Fitted cupboard. Ceiling light fitting, radiator and carpet.

Bedroom 3

5'10" x 9'6" (1.8 x 2.9)

Single bedroom with partial coombed ceiling and Velux window with glimpse of the Moray Firth between the rooftops. Wall light and carpet.

Bathroom

6'2" x 7'6" (1.9 x 2.3)

Attractive bathroom with bath, wc and wash hand basin. Fitted cupboard. Electric towel rail, ceiling light fitting and vinyl flooring. Part coombed ceiling. Front facing window.

Garden

Neat and well presented enclosed rear garden with lockable gate to rear lane. Great garden shed (1.95 x 3.5) with window. The garden is laid to lawn with pathway.

Fixtures and Fittings

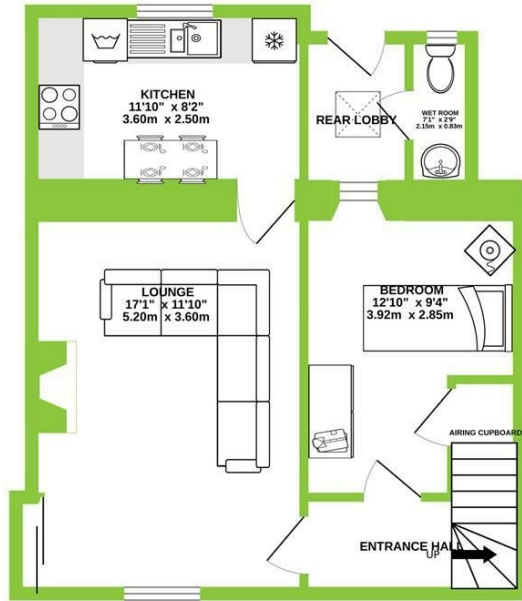
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.

Home Report

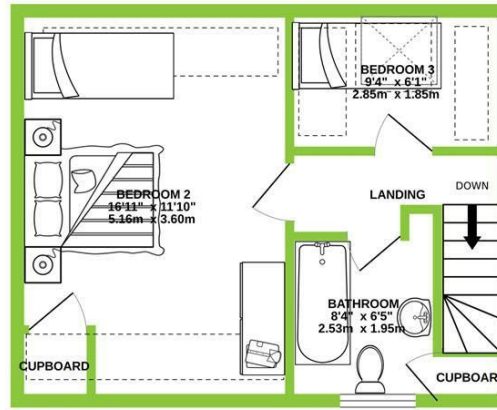
The Home Report Valuation as at 17th October, 2023 is £160,000, Council Tax Band A and EPI rating is _



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

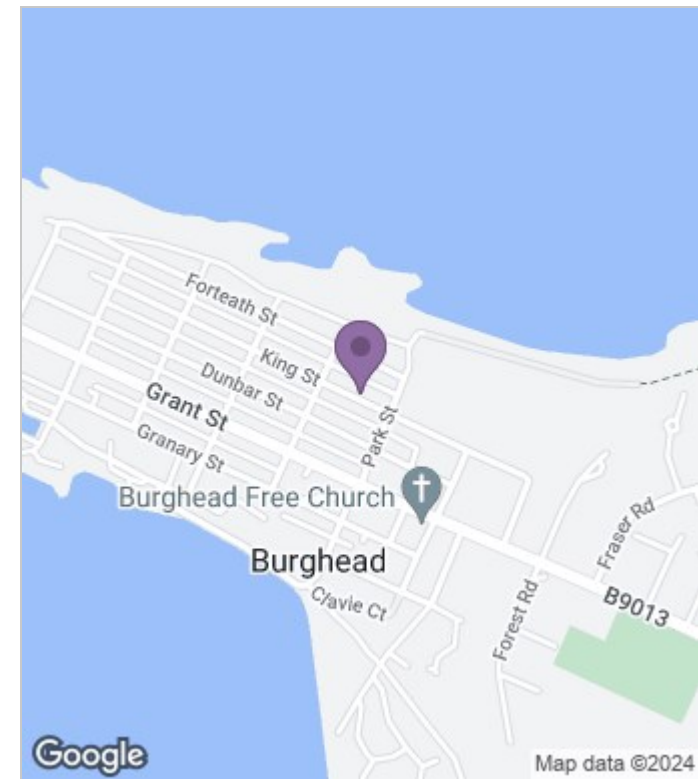


1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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