



54 Fraser Road, Burghead, IV30 5YN

Offers Over £125,000

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estateagents

Two bedroom terraced house in the popular coastal village of Burghead. The property offers spacious family accommodation on two floors, comprising Lounge, Dining Kitchen, Master Bedroom with Dressing Room, second double Bedroom and Shower Room. Outside there is an enclosed garden to the rear with off-street parking and a small garden area to the front.

Ideal purchase for the first time buyer or as a buy to let opportunity.

Hallway

UPVC door leads to the Hallway. Cupboard housing oil fired boiler and plumbing for washing machine. Under stair storage area. Staircase to upper floor. Doors to Lounge and Dining Kitchen. Fitted carpet, radiator, smoke detector and pendant light.

Lounge

12'6" x 10'5" (3.82m x 3.19m)

Twin windows to the rear fitted with blinds. Radiator, light fitting and fitted carpet.

Dining Kitchen

7'4" x 20'11" (2.26m x 6.38m)

Well-presented Kitchen fitted with ample base and wall mounted units. Integrated oven, fridge freezer and hob with extractor hood above. Stainless steel sink and drainer beneath window to the front with sea views and fitted with blinds. Recessed spotlights in the kitchen area and a spot light bar in the dining area. Ample space for dining table and chairs. Door and window to the rear. Radiator and heat detector.

Upper Floor

Carpeted staircase leads to the upper landing. Doors to both Bedrooms and Shower Room. Built-in cupboard. Hatch to loft space, smoke detector and pendant light.





Bedroom 1

8'7" x 13'8" (2.62m x 4.18m)
Double Bedroom with window to the front fitted with curtains. Pendant light, two wall lights, fitted carpet and radiator. Door to:-

Dressing Room

7'3" x 6'6" (2.23m x 1.99m)
Built-in hanging rails. Space for drawers and dressing table. Fitted carpet and light fitting.



Bedroom 2

11'6" x 10'1" (3.51m x 3.09m)
Double Bedroom with window to the front fitted with curtains. Fitted carpet, radiator and pendant light.

Shower Room

6'2" x 6'10" (1.90m x 2.10m)
Well-appointed Bathroom fitted with three piece white suite comprising shower cubicle with mains shower, wash hand basin and WC. Tiling to most walls and floor. Chrome towel rail radiator and ceiling light. Opaque window.



Home Report

The Home Report Valuation as at March, 2024 is £125,000, Council Tax Band A and EPI rating is D.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer and the cooker.

Outside

To the front of the property is a small garden laid in stone chippings at one side of the path with a flower bed at the other side. Fully enclosed garden to the rear which would benefit from some maintenance but has plenty of potential. Oil tank. Off-street parking.



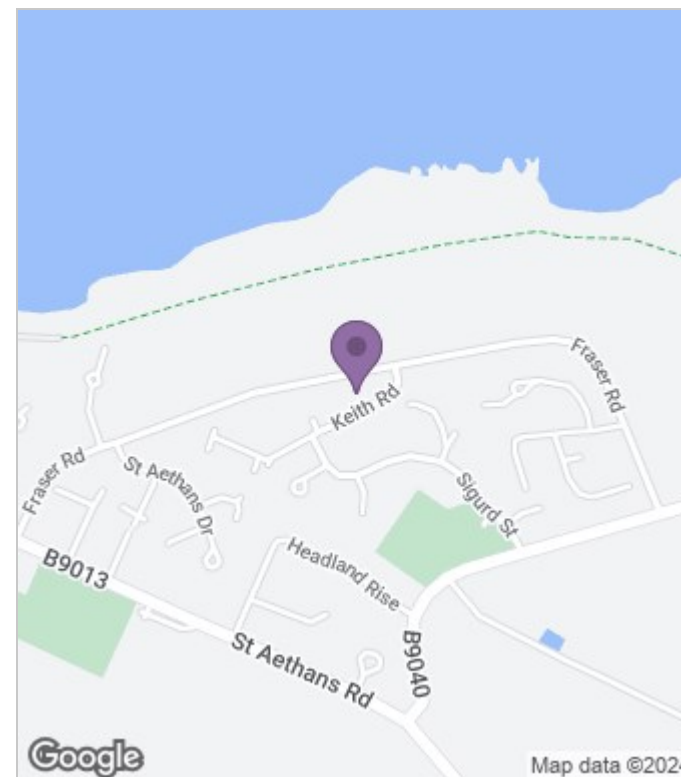
Approx Gross Internal Area
79 sq m / 849 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft

First Floor
Approx 39 sq m / 424 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
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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