

NEW REDUCED PRICE

**HOME REPORT VALUATION
£170,000**

NOW A FIXED PRICE OF £155,000

20 Grant Street, Burghead, IV30 5UE

Fixed Asking Price £155,000

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Mid-terraced house with accommodation comprising Lounge, Dining Kitchen, three Bedrooms (one with dressing room or nursery off) and family Bathroom. This abode boasts the comfort of oil-fired central heating, ensuring warmth and cosiness during those chilly Scottish evenings. Nestled in the heart of Burghhead, this property offers a perfect blend of convenience and tranquillity. With its generous square footage, there's ample room to create the home of your dreams. Don't miss the opportunity to make this property your own!

Hallway

As you walk through the front door, you are greeted by the hallway. The hallway features original wood flooring and provides access to the lounge and Bedroom 2. It includes a recessed alcove, perfect for displaying decorations, a radiator, and a wall light fitting. The hallway also offers access to the first floor of the house.

Lounge

11'6" x 13'10" (3.52m x 4.24m)
The lounge features a beamed ceiling, laminate flooring, and a large window that allows plenty of natural light. It includes a log burner, a recessed alcove, and a glass-paneled door that leads back to the hallway. The room is fitted with a radiator and wall light fittings, adding to its cosy ambiance.

Kitchen Diner

17'11" x 8'9" (5.47m x 2.68m)
The kitchen offers ample counter space, including a breakfast bar, and features a variety of kitchen cabinets. It has two large windows, a 1.5 bowl sink with drainer, and an oven with an extractor fan above. Additionally, there are cupboards for extra storage. The kitchen is fitted with a radiator and recessed lighting.

Utility Room

9'2" x 2'5" (2.80m x 0.75m)
The utility room accommodates a washing machine and includes coat hooks. It offers access to the back garden and is fitted with a ceiling light .

Bedroom 2

10'0" x 13'10" (3.06m x 4.23m)
Bedroom 2 boasts wood flooring and is equipped with built-in his and hers wardrobes, offering ample storage space. It features a window, as well as wall lights and a radiator.





Landing

The landing features original wood flooring and is illuminated by a skylight. It provides access to bedrooms 1 and 3,, and the bathroom. Three-bulb light fitting and a radiator.

Bathroom

8'2" x 4'0" (2.49m x 1.22m)

The bathroom features a bathtub with an electric shower overhead, tiled around the bath area. A dado rail separates the wood-panelled lower half of the walls. The room includes a window, towel rail radiator, wash hand basin, and a vanity unit above the towel radiator, with vinyl flooring throughout.

Bedroom 3

8'9" x 13'10" (2.69m x 4.23m)

Bedroom 3 features a partially coombed ceiling and carpeted flooring. It benefits from two windows positioned at either side of the room, enhancing natural light. Additionally, the room includes a cupboard for storage, a radiator, and a light fitting.

Bedroom 1

11'6" x 13'8" (3.53m x 4.17m)

Bedroom 1 has laminate flooring and a partially coombed ceiling. It has two windows on opposite sides, two built-in wardrobes, and an extra storage cupboard. The room also has recessed lights and a radiator. Door to:-

Dressing Room

9'8" x 13'11" (2.97m x 4.25m)

The dressing room has carpeted flooring and a partially sloped ceiling. It features windows on either side of the room, a spotlight bar light fitting, and a radiator. There's plenty of space, and it is currently used as an extra bedroom.

Garden

The enclosed garden includes an outside store/bar, a patio spanning half of the garden, grass covering the other half, and a wooden shed.

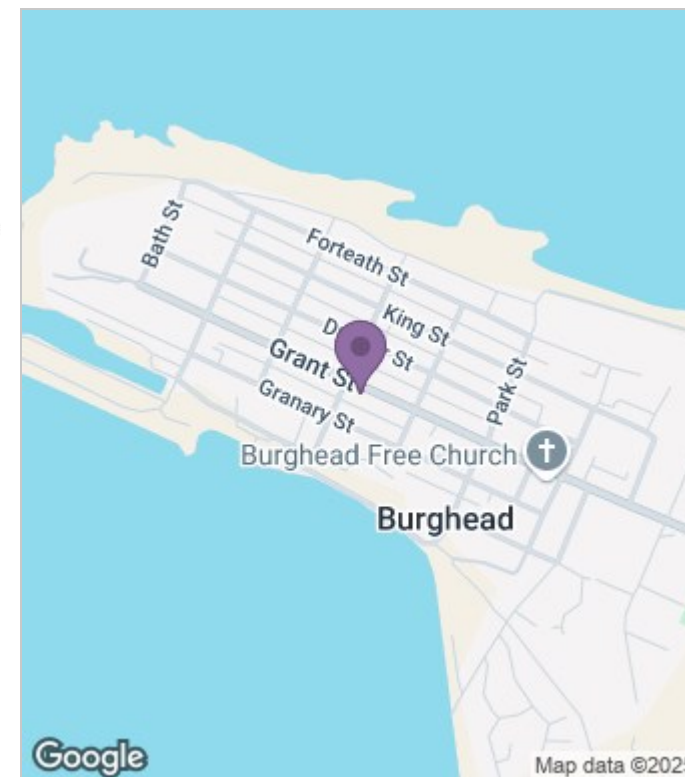
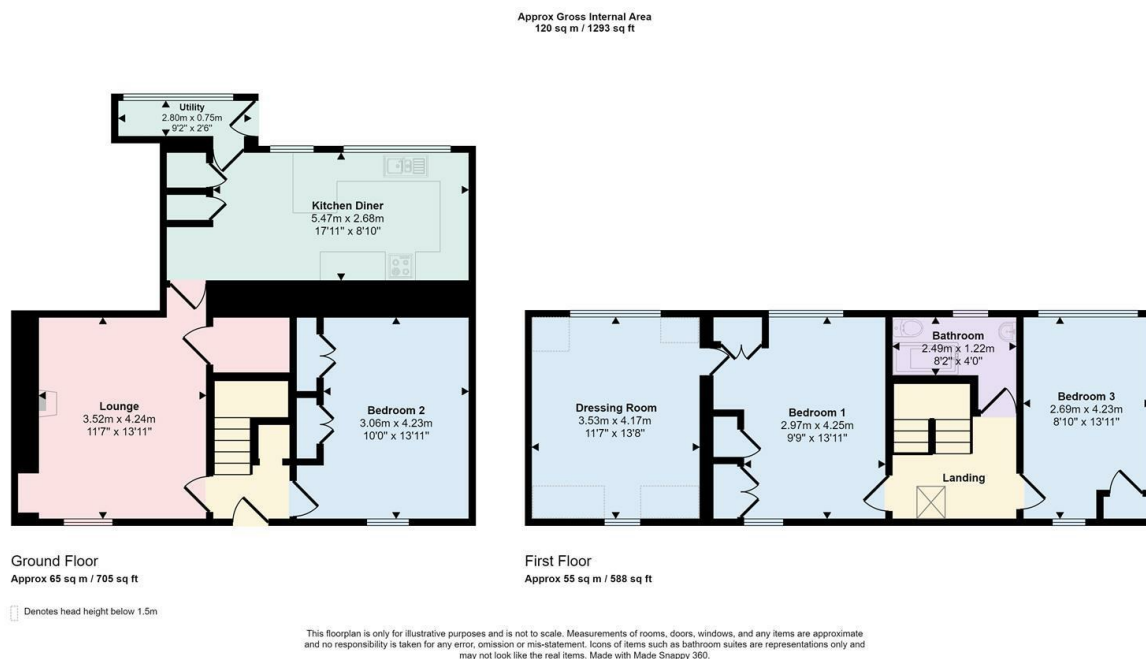
Fixtures and Fittings

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

Home Report

The Home Report Valuation as at May, 2024 is £170,000, Council Tax Band currently A and EPC rating is E.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(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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