



**15 Mason Haugh Rise, Burghead, IV30 5WW**  
**Offers Over £450,000**

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estateagents



Welcome to this stunning property located in the picturesque Mason Haugh Rise, Burghead. This charming detached house boasts 4 spacious bedrooms, all of which have a sea view, offering ample space for a growing family or those who love to entertain guests.

One of the standout features of this property is the delightful balcony where you can enjoy your morning coffee or evening glass of wine, while taking in the breath taking sea views. Imagine waking up to this sight every day - truly a dream come true for those seeking a tranquil lifestyle.

The property's layout is perfect for modern living, with a seamless flow between the living spaces, creating a warm and inviting atmosphere throughout. The bedrooms are generously sized, providing comfort and privacy for all family members. Property benefits from double glazing and oil central heating.

Located in a sought-after area, only a short drive from Gordonstoun school and the RAF base at Lossiemouth, this property offers not just a home, but a lifestyle. Whether you enjoy leisurely walks along the coast or prefer to relax in your own private sanctuary, this house has something for everyone.

Don't miss out on the opportunity to own a piece of paradise in this desirable location. Book a viewing today and experience the magic of Mason Haugh Rise for yourself.

## Ground Floor







## Entrance

5'7" x 6'2" (1.72m x 1.89m )

Door to the hallway and built-in cupboard with a mirrored door. Recessed light fitting and a radiator.

## Hallway

The hallway provides access to the lounge/diner/kitchen, bedrooms 2, 3 and 4, utility room and the bathroom. Stairs down to the Master Suite. Wood flooring, radiator, and recessed light fitting.

## Open Plan Lounge/Diner/Kitchen

Spacious room which has a Kitchen and one end and ample room for lounge and dining furniture in the remaining area.

## Lounge/Diner

20'10" x 26'11" (6.36m x 8.21m )

The lounge diner is extremely spacious, with windows along three of the walls offering beautiful views over the countryside towards the Moray Firth. It has wood flooring, a wood burning stove, three radiators and a recessed light fitting. Patio doors lead out to the balcony.

## Kitchen

20'10" x 9'6" (6.36m x 2.91m )

Fitted with a variety of kitchen cabinets and lots of counter space. A key feature of this room is the island, which provides additional counter space and includes the gas hob with an extractor fan above. Built-in double oven, two Belfast sinks, and space for a large fridge. Tiled flooring, recessed light fittings, and a window.

## Balcony

20'9" x 4'5" (6.35m x 1.35m )

Wonderful place to relax and take in the beautiful nearby scenery. The balcony has decking and a railing for safety.



## Bedroom 4

8'1" x 8'9" (2.48m x 2.69m )

Bedroom 4 has a fitted carpet, a large window, a built-in wardrobe, recessed light fittings, and a radiator.

## Bedroom 3

10'3" x 11'4" (3.14m x 3.46m )

Bedroom 3 is spacious and has a fitted carpet, a built-in wardrobe, window, radiator, and recessed light fittings.

## Bedroom 2

10'5" x 13'7" (3.18m x 4.15m )

Double Bedroom with fitted carpet, a built-in wardrobe, window, radiator, and recessed light fittings.

## Utility Room

14'2" x 7'7" (4.33m x 2.33m )

Base and wall mounted units. Washing machine, tumble dryer and freezer. Wood flooring, hatch to loft space and recessed light fittings. Doors to the Family Room, Guest WC and to the side of the property. Built-in cupboard.

## WC

4'5" x 3'4" (1.36m x 1.04m )

WC and wash hand basin. Opaque window, radiator, extractor and recessed light fittings.

## Family Room

21'2" x 15'6" (6.46m x 4.74m )

Formerly a garage but has now been transformed into a generous family room with window to the front and french doors to the side providing plenty of natural light. Wood flooring, two strip lights and two radiators.

## Bathroom

Well-proportioned and fully tiled bathroom fitted with a five piece white suite comprising shower cubicle with mains shower, bath with jets, WC and twin wash hand basins. Towel rail radiator, recessed light fittings and opaque window.





## Lower Ground Floor

### Master Bedroom Suite

Staircase from the hallway leads down to the Master Bedroom Suite consisting of a bedroom, walk-in wardrobe/dressing room and ensuite shower room.

### Master Bedroom

6.46m x 3.76m

Bright and airy room with windows on three aspects and french doors to the rear garden, all of which have privacy glass meaning you can enjoy the fabulous views from the comfort of your bed. Fitted carpet, two radiators and recessed light fittings. Door to:-

### Walk -in Wardrobe/Dressing Room

12'10" x 7'9" (3.92m x 2.38m )

Ample storage fitted along two walls. Fitted carpet, window and recessed light fittings. Door to:-

### En Suite

8'2" x 8'0" (2.50m x 2.44m )

Shower cubicle, wc and twin wash hand basins with mirrors above. Wall light, recessed light fittings, towel rail radiator and tiled flooring.

### Gardens

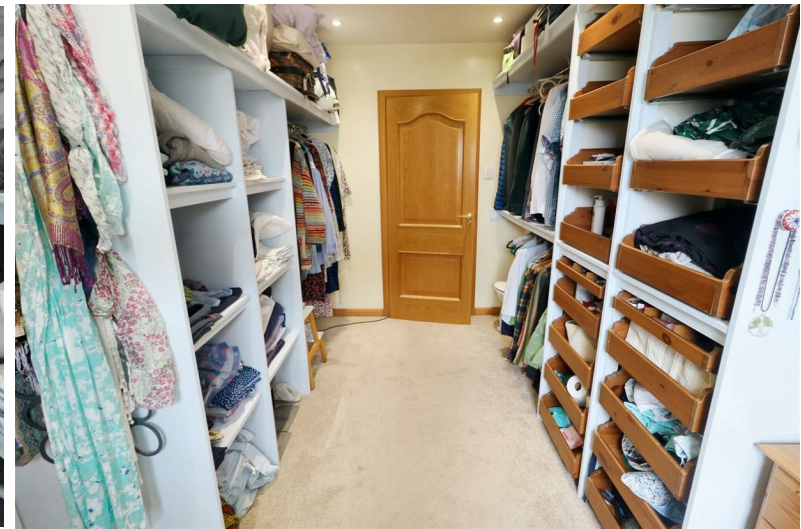
To the front is a driveway with parking for up to 7 cars. Wooden sheds. Area of lawn at one side with raised beds. Paved path leads around the side of the property to the rear garden. Large area of lawn with shrub borders. Paved patio

### Home Report

The Home Report Valuation as at June 2024 is £450,000, Council Tax Band F and EPI rating is D.

### Fixtures and Fittings

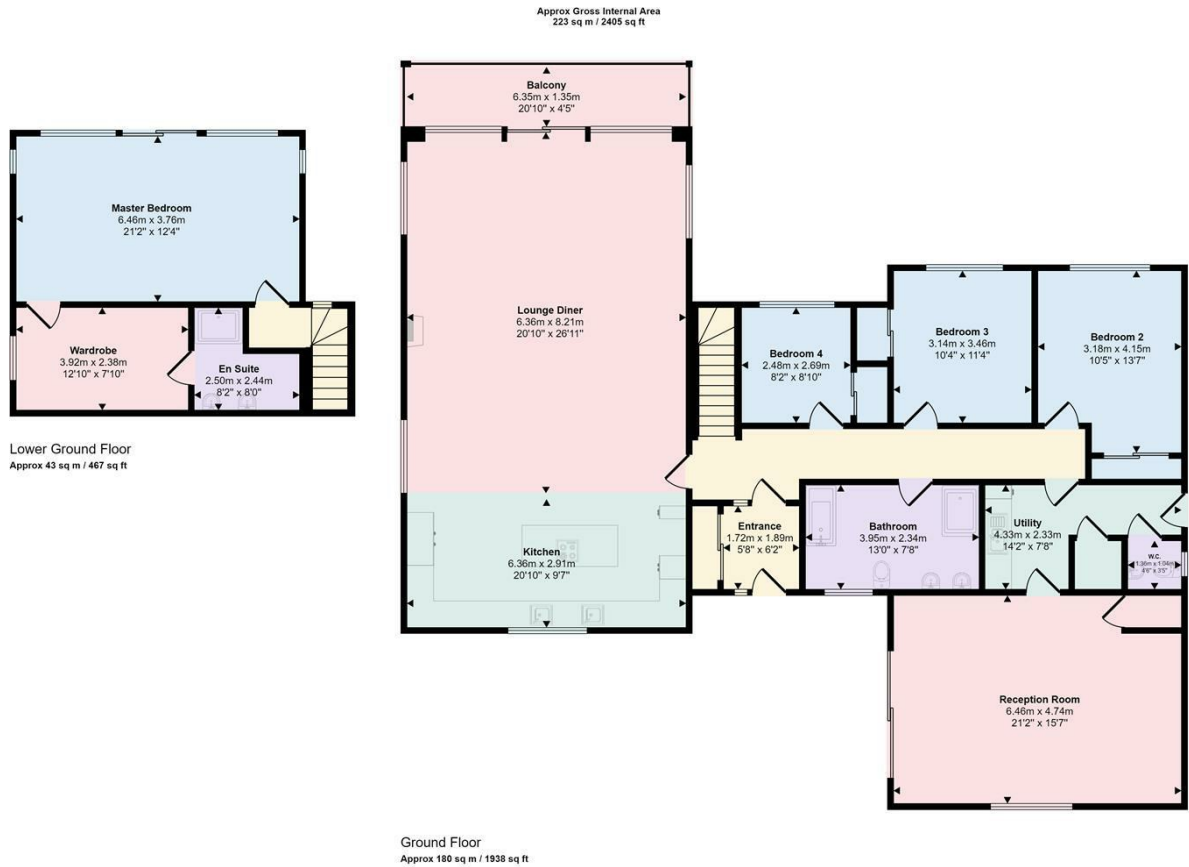
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the white goods. The property can be sold as fully furnished by separate negotiation.



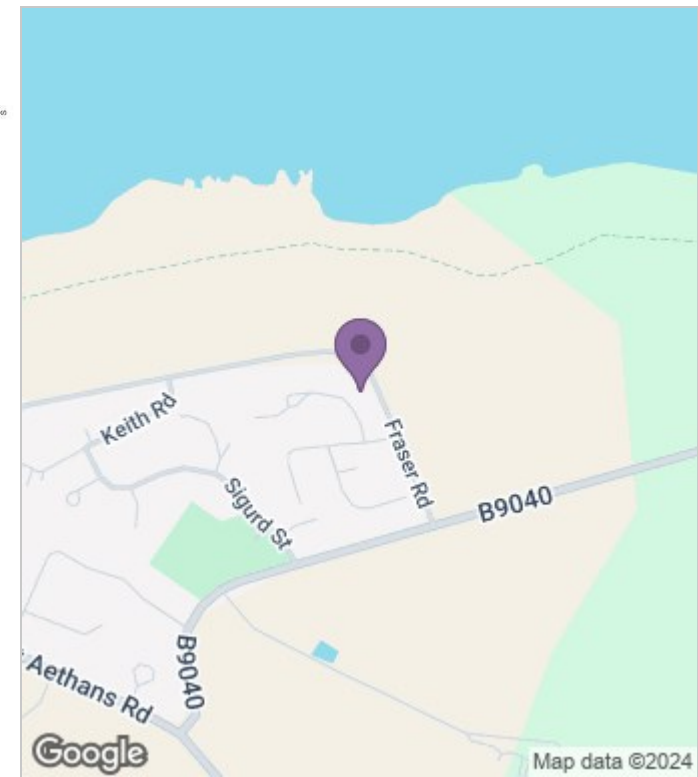








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	73
<b>Scotland</b>	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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