



16 Burghead Road, Alves, IV30 8UU



We are delighted to present this superb extended 4 bedroom House located in the popular village of Alves.

Alves is a peaceful village in Moray, offering a relaxed rural lifestyle while being just a short drive from Elgin and Forres providing an excellent range of amenities. Surrounded by picturesque countryside, the village is ideal for those who enjoy outdoor pursuits, with convenient transport links providing easy access to Inverness, Aberdeen, and the wider region.

Accommodation comprises; entrance hallway, lounge, kitchen/Dining Family room, shower room, 4 bedrooms and a family bathroom. Further benefits include a detached garage, garden shed and fabulous sized garden. Electric heating and uPVC double glazing.

An internal viewing is strongly recommended.

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EPC Rating Band "C"

OFFERS OVER £220,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance hallway- 21'2" (6.45m) x 3'1" (0.93m) extending under stairs to 6'7" (1.99m)

Entrance of the property through a secure uPVC door with an obscure glazed panel insert that leads into the entrance hallway. Pendant light fitting, smoke alarm, carpet to the floor, electric storage radiator. A staircase leads to the first-floor accommodation with an open understairs space at the entrance. Two built in cupboards fronted with louvered doors provides access to the fuse box. Power point. A built-in cupboard provides storage offering wall-mounted shelving, coat hooks and carpet to the floor. Further doors provide access to the lounge, shower room and kitchen.



Lounge – 21'0" (6.4m) x 17'3" (5.26m) max measurement

Glazed door with two glass panel inserts and two coordinating side windows lead into the fabulous sized family lounge with two ceiling light fittings, further two wall mounted light fittings, 2 large radiators. Carpet to the floor. uPVC double glazed window with vertical blinds, curtain pole and hanging curtains to the front aspect. TV and various power points. Focal point of the room would be the open fireplace with the marble hearth and inset with a wooden surround. (The chimney has been swept but is not in use as an Openfire) Double doors lead through to the kitchen diner.





Shower room – 6'0" (1.83m) x 3'0" (0.91m)

The shower room has low-level WC and wall-mounted wash hand basin with chrome taps. Mid-height tiling to the walls and tiling to the floor, Dimplex electric heated towel rail, corner shower enclosure with mains operated shower and wet wall finish, ceiling light fitting, two obscured double-glazed windows that overlook the side aspect.



Kitchen/Family Dining Area – 21'8" (6.6m) x 14'4" (4.37m)

Fitted kitchen offering a range of wall mounted cabinets, base units finished with a roll top work surface and tiled splash back on the walls. Large range cooker with an overhead chimney style extractor hood, under counter space for a washing machine, tumble dryer and fridge and freezer. Stainless steel sink with chrome taps and drainer. Two double-glazed windows with roller blinds, one to the side and the other to the rear aspect. There's a double-glazed composite secure door with obscure glass panel leads out to the garden. Further double patio doors with a glass panel provides access onto the rear patio. 4 bulb strip lighting plus three further recessed lightings, above the dining area is a 3 bulb pendant light fitting and two wall mounted lights. Dimplex radiator, BT and various power points, laminate wood effect flooring, electric flame effect stove heater sat upon a slate hearth. Immersion for the hot water.



Staircase & S-Shaped Landing

A carpeted staircase with a wall-mounted handrail leads to the first-floor accommodation. On the landing there are various power points, uPVC window with hanging curtains to the front aspect, pendant light fittings, smoke alarm and a Credor radiator. Thermostat control for the heating for the radiator in the bathroom. A built-in cupboard provides part shelf and hanging storage. Doors lead to the bedrooms and bathroom.

Bedroom 1 – 13'8" (4.16m) x 8'4" (2.54m)

Double bedroom with a pendant light fitting, Dimplex radiator, carpet to the floor, double and single power points, built-in cupboard fronted by wooden louvre doors to provide shelved storage. uPVC window with curtains to the side aspect and a recessed alcove with shelving and cupboard storage.



Bedroom 2- 9'2" (2.79m) x 14'2" (4.32m) plus recess

Double bedroom with a pendant light fitting, Dimplex radiator, carpet to the floor, double and single power sockets, built-in wardrobe which provides part shelf and hanging storage, recessed alcove with shelving, uPVC window with brushed curtain pole and hanging curtains to the front aspect.



Family Bathroom – 9'6" (2.89m) x 6'11" (2.1m)

Spacious family bathroom which has a low-level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and showering head attachment, mid-height tiling to the walls, tiling to the floor, vaulted ceiling with Double glazed Velux window that overlooks the rear aspect. Wall mounted mirror with integrated light above the sink and chrome heated towel rail. A built-in storage cupboard fronted by sliding doors provides part shelving and access to the hot water tank.



Bedroom 3- 14'4" (4.37m) x11'7" (3.52m)

Double bedroom with a pendant light fitting, Dimplex radiator, carpet to the floor, various double power sockets. Two uPVC windows, one to the rear and one to the side, both with brushed curtain pole and hanging curtains.



Bedroom 4- 10'9" (3.27m) x 9'11" (3.02m)

Double bedroom has a pendant light fitting, Dimplex radiator, carpet to the floor, various power points, built-in wardrobes with wooden louvre doors that provides Part shelf and hanging storage, further corner cupboard with a louvre door to the hot water tank, and uPVC window with hanging curtains to the rear aspect.



Garage – 20'1" (6.12m) x 16'1" (4.9m)

Oversized garage with the up and over door at the front, concrete floor, breeze block walls, corrugated roof and power.

Shed – 8'5" (2.56m) x 6'8" (2.02m)

The garden also benefits from a timber shed with an overhanging canopy, a felt roof, and a side-glazed window. A water butt is positioned to the front, providing a convenient means of collecting rainwater for garden use.



Front & Rear Garden

The front garden is mainly laid to lawn and features established trees and shrubs. A paved pathway leads to the front door, while a combination of fencing and a decorative wall forms the front boundary. Flowering shrubs are planted around the perimeter, adding colour and interest throughout the garden.

The main side garden is predominantly laid to lawn and is enclosed by a wall boundary, providing a good degree of privacy. It features established trees and flowering borders around the perimeter, along with a washing line. To the front of the garden, there is an attractive water feature and pond. A fenced side boundary with a secure gate provides access to the driveway.

To the rear of the property, a raised patio is situated directly outside the kitchen, providing an ideal space for outdoor seating and entertaining. The patio is bordered by an attractive stone and decorative brick wall, with steps leading down to the concrete driveway. The driveway provides off-road parking for at least four vehicles. There is also an external light fitted to the side of the property.

Note 1 – All floor coverings, light fitting, blinds, integrated appliances are included in the sale.

Council Tax Band "C"





Directions

From Elgin, travel west on the A96 towards Forres. After approximately 5½ miles, turn right at the signposted junction for cemetery/wards. Continue into the village, where the property is located a few hundred yards down on the right-hand side.

From Forres, travel east on the A96 towards Elgin. Continue for approximately 6 miles, take the 2nd exit signposted for cemetery/wards. Proceed into the village, where the property is located a few hundred yards down on the right-hand side.

The village of Alves

Alves is a charming and highly regarded village situated between Forres and Elgin in the heart of Moray. Offering a peaceful rural setting, the village enjoys a strong sense of community while remaining within easy commuting distance of both towns. Local amenities include a well-regarded primary school, village hall and church, with a wider range of shops, supermarkets, leisure facilities and secondary schools available in nearby Forres and Elgin.

Surrounded by picturesque countryside, Alves is ideal for those who enjoy outdoor pursuits, with an abundance of scenic walking and cycling routes nearby. The beautiful Moray coastline, renowned for its sandy beaches, golf courses and wildlife, is also within easy reach. Excellent transport links via the nearby A96 provide convenient access to Inverness and Aberdeen, making Alves an attractive location for families, professionals and those seeking a relaxed village lifestyle.

The Town of Forres

Forres is a highly desirable and historic town situated in the heart of Moray, renowned for its attractive surroundings, excellent amenities and welcoming community. Nestled between the coast and the countryside, the town offers a superb quality of life, combining modern conveniences with a charming traditional character.

The town provides a wide range of local amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities and highly regarded schools. Forres is also well connected, with excellent road and rail links providing easy access to nearby Elgin, Inverness and Aberdeen.

Surrounded by beautiful countryside, Forres is a haven for outdoor enthusiasts, with numerous scenic walking and cycling routes, woodland areas and nearby attractions including the picturesque Findhorn Bay and surrounding coastal landscapes. The area is particularly popular with families, retirees and those seeking a peaceful lifestyle while remaining within easy reach of larger towns and cities.

The City of Elgin

Elgin is a vibrant and historic city located in the heart of Moray, offering an excellent range of amenities, a rich heritage and a strong sense of community. As the administrative centre of Moray, Elgin provides a wide variety of shopping, leisure and recreational facilities, making it a popular place to live and visit.

The city offers an extensive selection of independent shops, high street retailers, supermarkets, cafés, restaurants and professional services, together with excellent educational facilities including primary and secondary schools and a college campus. Elgin also benefits from a modern leisure centre, sports facilities and a range of cultural attractions, including the impressive ruins of Elgin Cathedral.

Surrounded by beautiful countryside and close to the stunning Moray coastline, Elgin provides easy access to scenic walks, beaches, golf courses and outdoor pursuits. With excellent transport links by road and rail to Inverness and Aberdeen, Elgin is an attractive location for families, professionals and those looking to enjoy the benefits of city living within a beautiful rural setting.

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.