



26 Brander Street, Burghead IV30 5XD

Offers Over £135,000

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ENTRANCE HALL

- Detached Cottage in heart of Burghead
- Air source heat pump installed in 2024
- Energy-efficient heating and electricity generation
- Lounge and Dining Kitchen
- 2 Bedrooms
- Shower Room
- Private enclosed Courtyard
- Glimpse of the sea from front door
- Garage with development potential



REAR LOBBY

LOUNGE



Located within the heart of the popular coastal village of Burghead, 26 Brander Street is an extended detached cottage requiring some upgrading and cosmetic improvement. Offering generous accommodation all on one level, the property represents an excellent opportunity to create a comfortable home in a sought-after coastal setting.

The accommodation comprises an entrance hall, comfortable lounge, dining kitchen, two double bedrooms and shower room. To the rear, a covered vestibule links the house with the garage and enclosed courtyard, providing useful sheltered access between the various areas of the property.

The garage roof and door requires attention but offers scope for a variety of future uses, whether continued as parking and storage, workshop space or, subject to the necessary consents, conversion to additional accommodation.

The property benefits from an air source heat pump, installed in 2024, providing heating and hot water, together with photovoltaic solar panels on the front roof slope supplying electricity to the home.

Outside, the property benefits from a private enclosed courtyard, creating a sheltered and low-maintenance outdoor space for sitting out and relaxing.

Situated just a short stroll from Burghead's harbour, beaches and coastal walks, the property combines a sought-after village setting with the opportunity to add value and personalise a home to individual requirements.

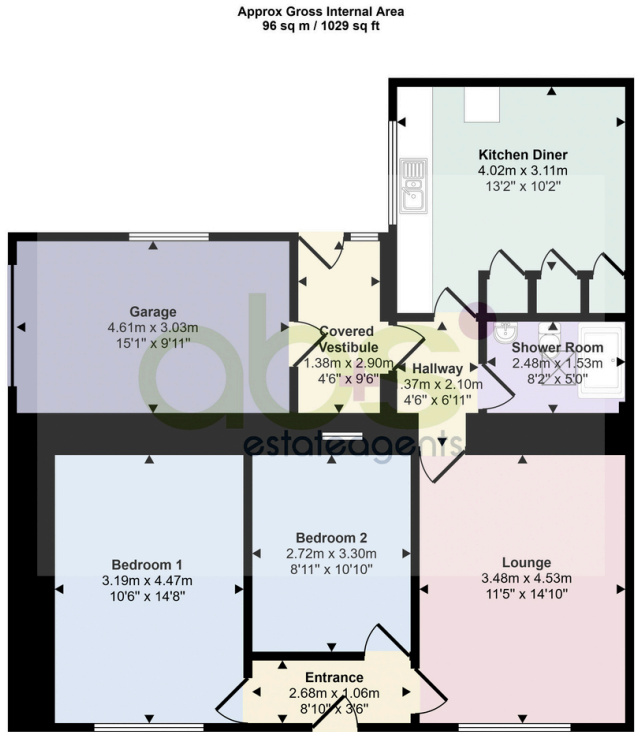
BEDROOM 1



BEDROOM 2

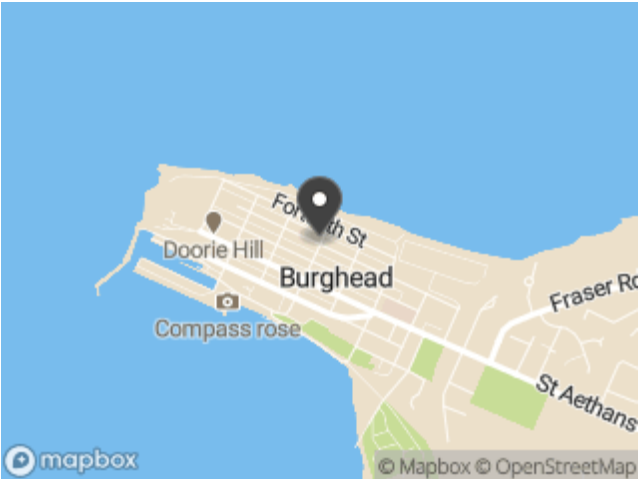
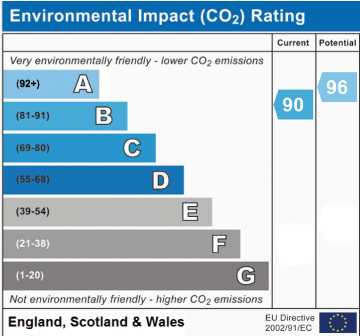
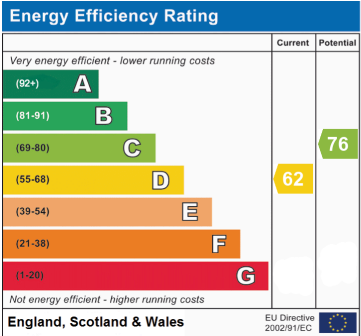


Home Report valuation as at 9th September, 2026 is £125,000, EPC rating D and Council Tax Band B.



Floorplan

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.



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