

Woodlands, St Aethans Lane

BURGHEAD, MORAY, IV30 5XS



*Impressive three-bedroom detached home with
elevated views, large garage, 16 solar panels
and excellent potential*



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An impressive three-bedroom detached home occupying an elevated position in the popular coastal village of Burghead. Spacious, bright and presented in modern move-in condition, the property offers generous single-level accommodation comprising three double bedrooms, en-suite, family bathroom, large kitchen dining room, utility room and dual aspect lounge. Patio doors lead from the dining area onto a substantial decking area with lovely elevated views across the village. Further benefits include a large garage, 16 solar panels and potential, subject to planning and the necessary consents, to extend into the loft.

The property offers a real sense of space and light throughout and would make an excellent family home, retirement property or base from which to enjoy the Moray coast.

THE LOUNGE

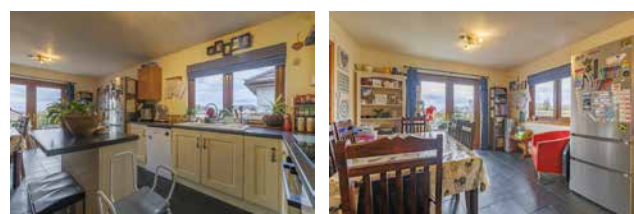


The dual aspect lounge is bright and welcoming, with plenty of natural light and ample space for comfortable seating.

THE KITCHEN/DINER



The impressive kitchen dining room forms the heart of the home, providing a generous and sociable space for everyday living and entertaining. The kitchen is fitted with a good range of modern wall and base units, ample worktop space and integrated appliances, while the dining area provides plenty of room for a large table. Patio doors open directly onto the decking, creating an excellent connection between the indoor and outdoor spaces and making this an ideal area for outdoor dining and relaxation. A separate utility room provides useful additional storage and practical workspace.



THE UTILITY ROOM

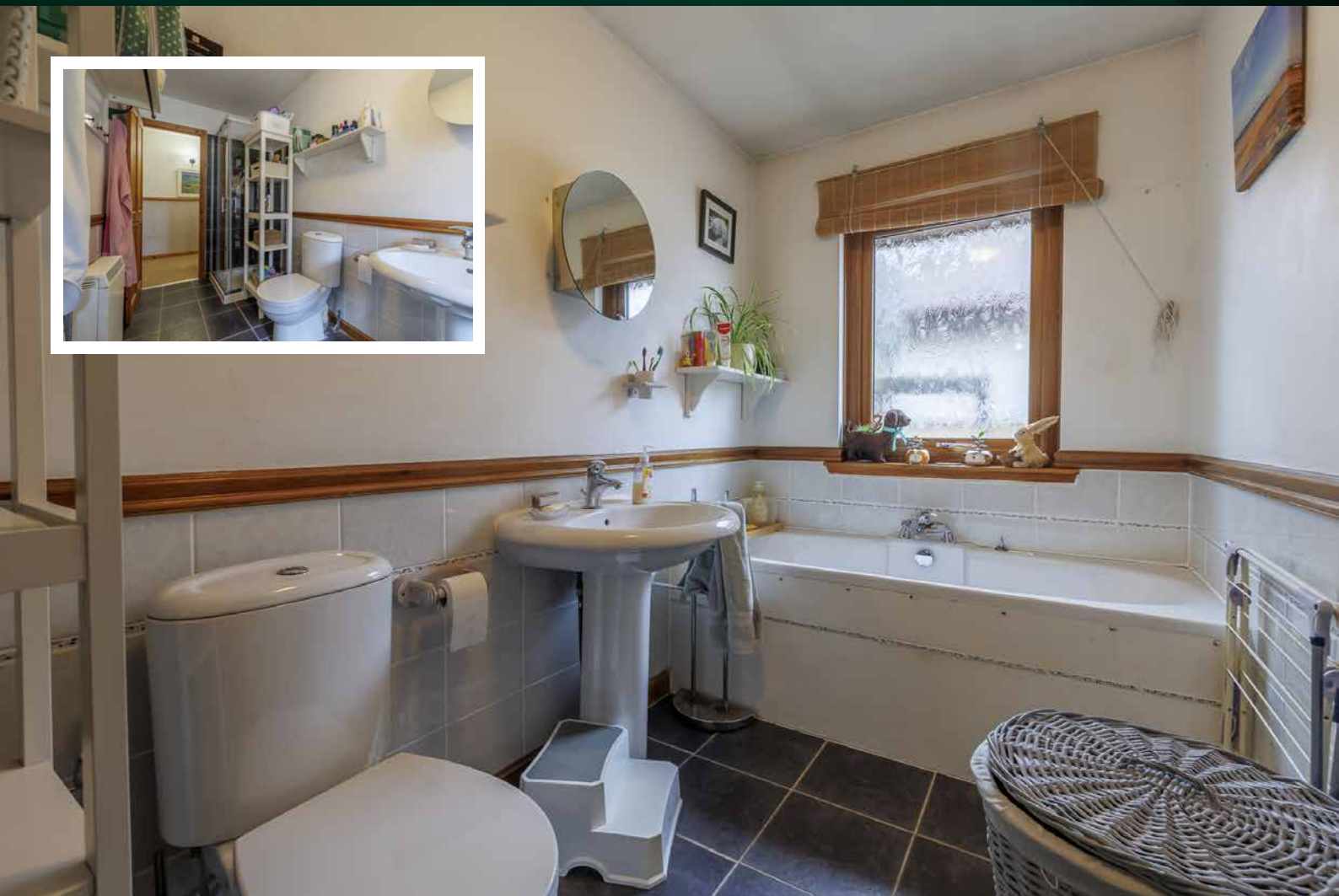
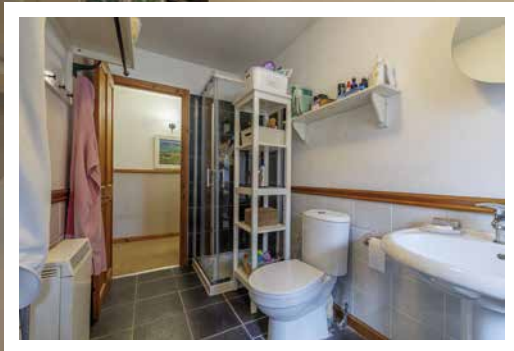




There are three well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

A particular advantage is the predominantly single-level layout, offering convenient and accessible accommodation. There is also potential to utilise the loft space and extend the accommodation, subject to planning permission and building regulations, providing scope for future owners to create additional living space.

THE BATHROOM



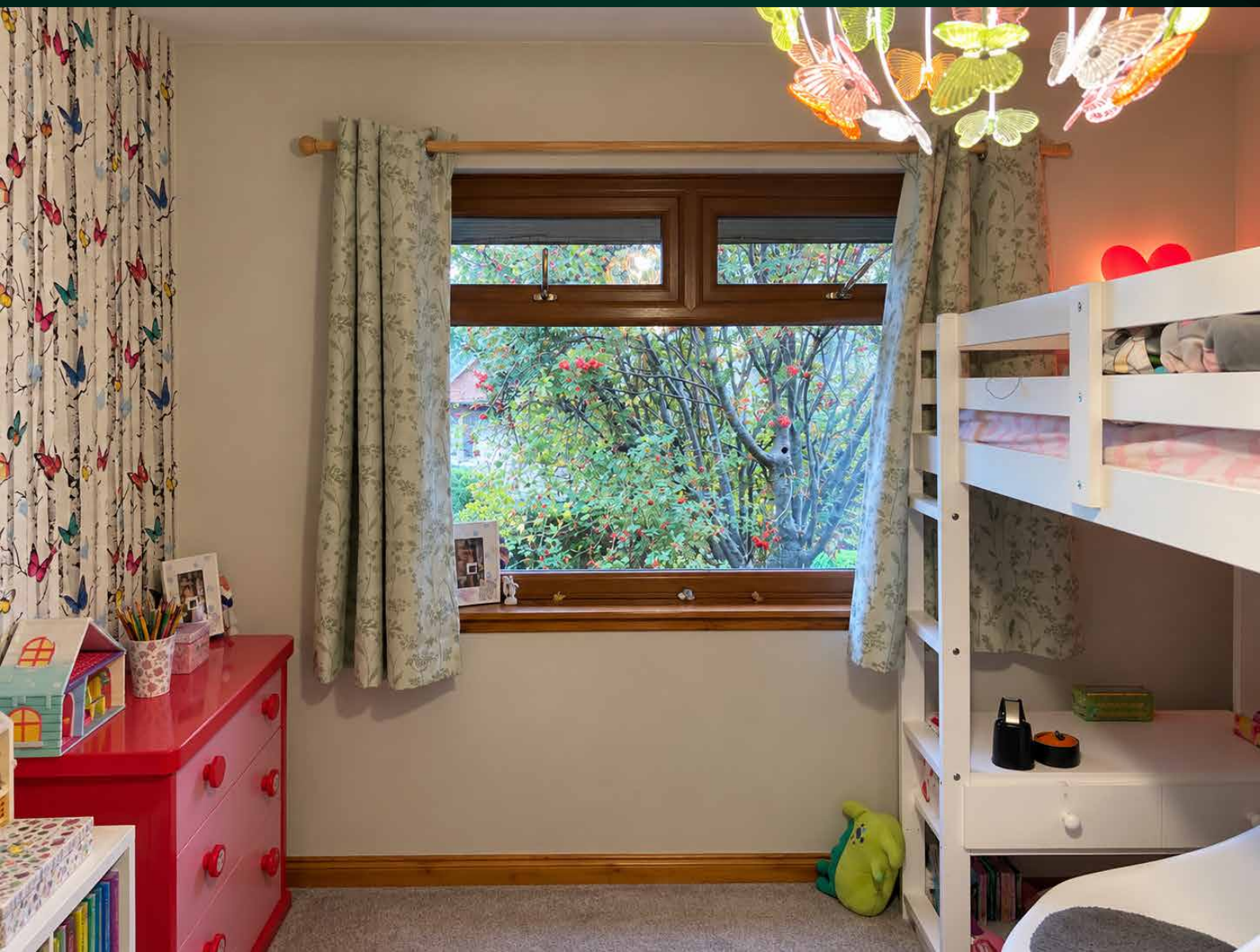
BEDROOM 1



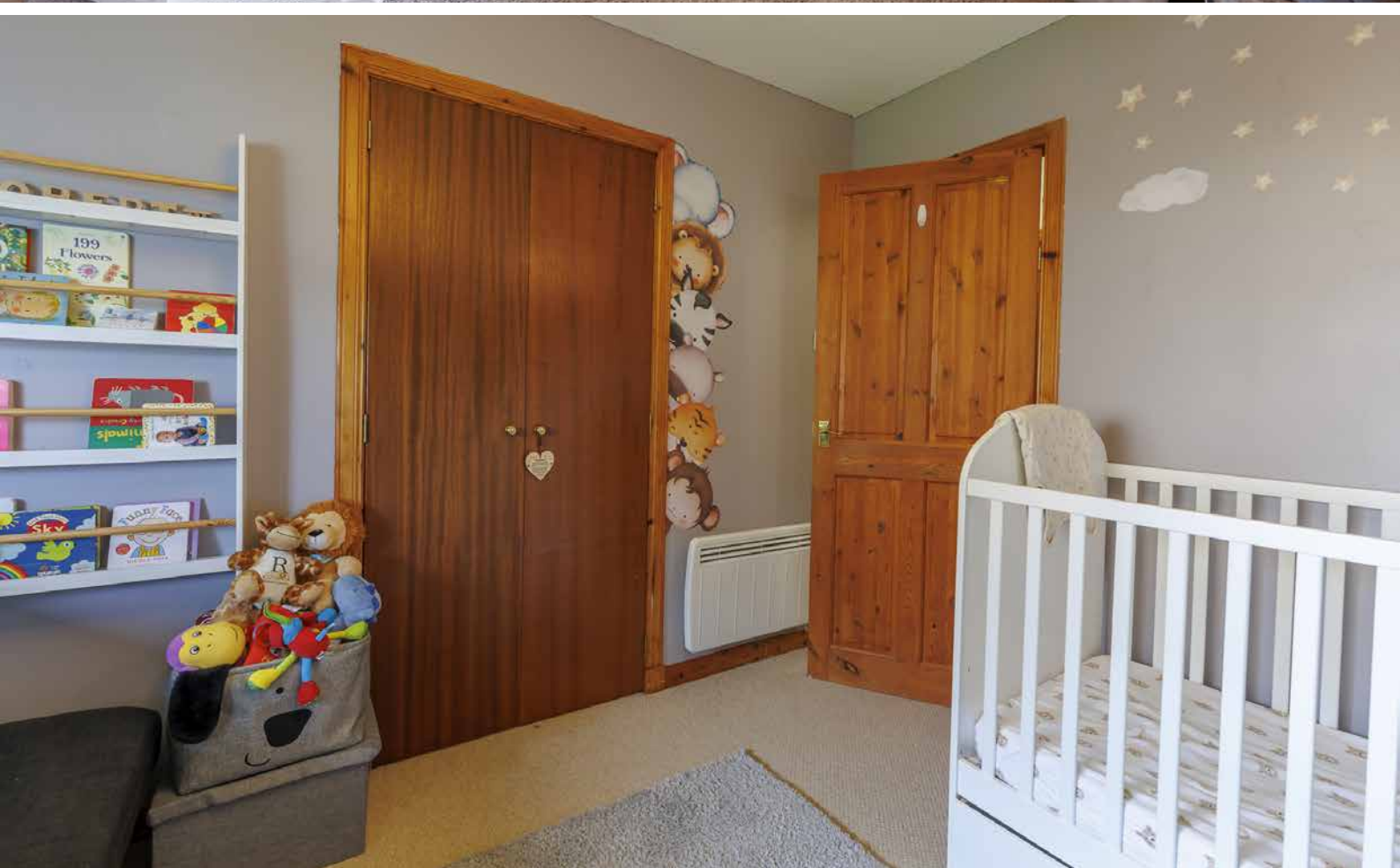
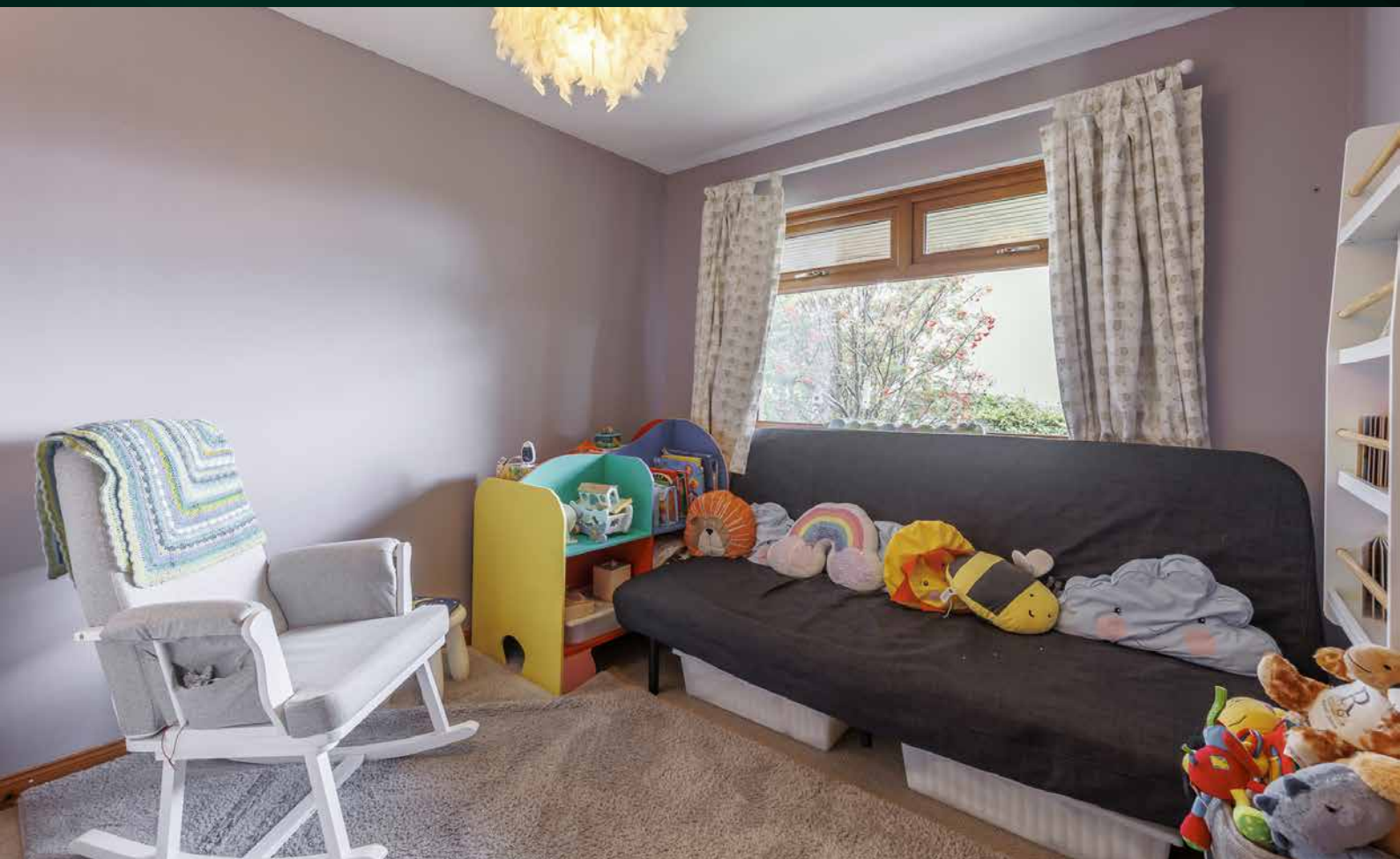
the principal bedroom benefiting from its own en-suite shower room



BEDROOM 2



BEDROOM 3



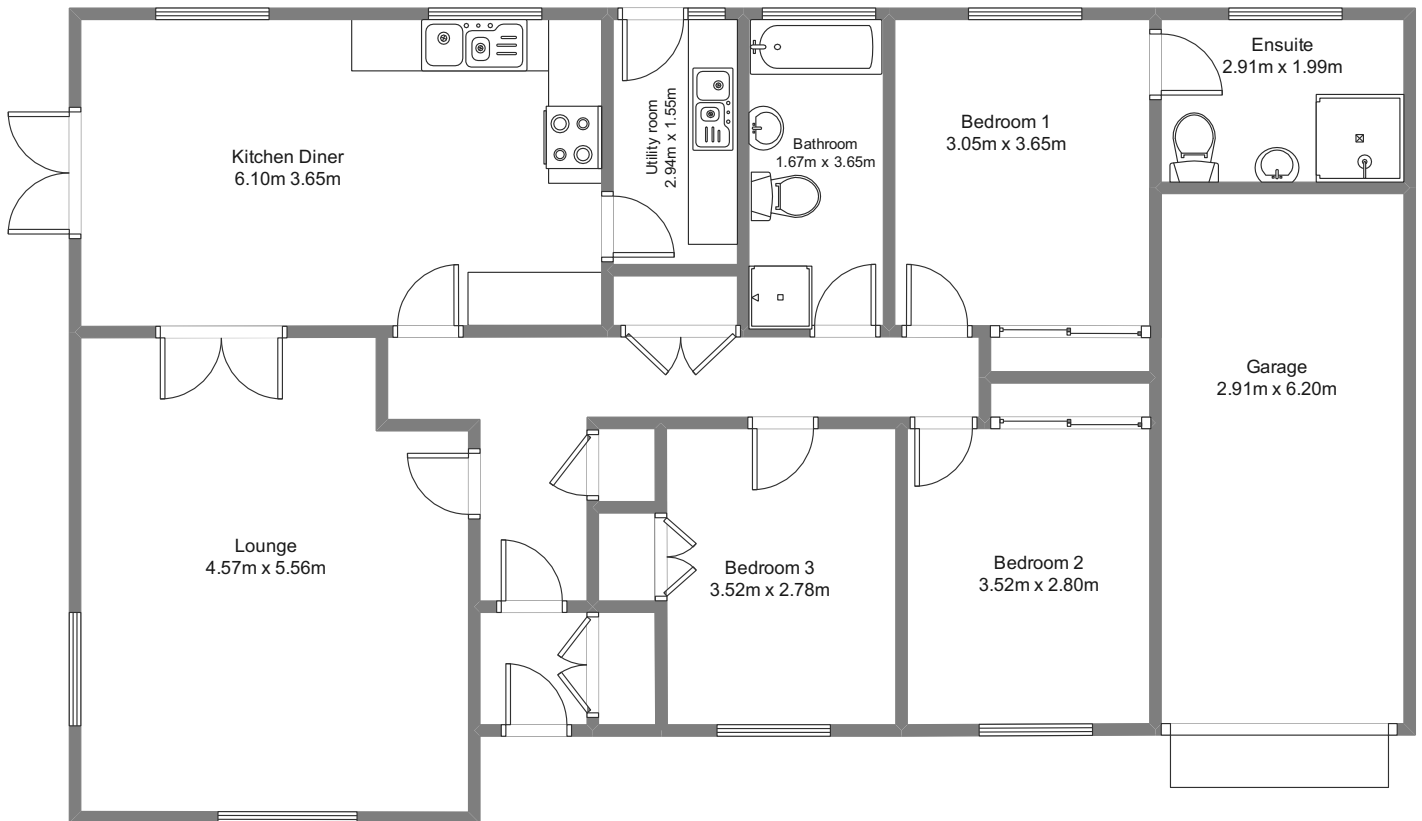
Externally, the substantial decking takes full advantage of the property's elevated position and enjoys attractive views across Burghead. A large garage provides excellent parking and storage, while the 16 solar panels are a valuable renewable energy feature and further enhance the property's appeal.

Overall, this is an excellent opportunity to acquire a spacious and modern three-bedroom detached home in an elevated position within one of Moray's most popular coastal villages.

EXTERNALS

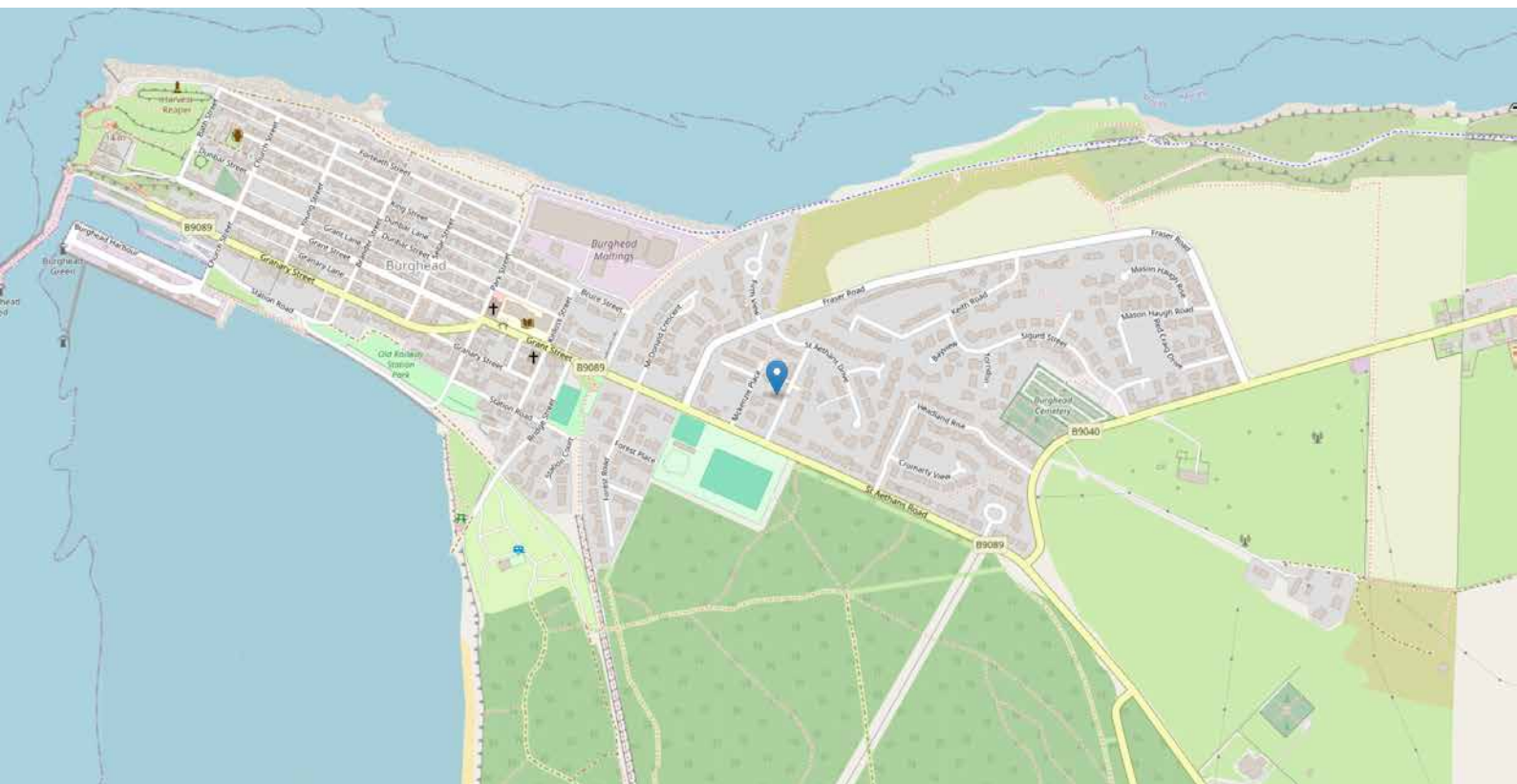


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 107m² | EPC Rating: D



THE LOCATION

Burghead is a popular and picturesque coastal village on the Moray Firth, enjoying an elevated position and a strong sense of community. Steeped in history and surrounded by beautiful coastline and countryside, the village is particularly appealing to those seeking a quieter coastal lifestyle while remaining within easy reach of larger towns and amenities.





Burghead offers a range of local facilities for everyday needs, including shops, cafés, community facilities and schooling, while the surrounding coastline provides excellent opportunities for walking, cycling, wildlife watching and enjoying the outdoors. The village is also well placed for exploring the wider Moray coast, with its sandy beaches, scenic countryside and numerous attractions.

The nearby towns of Elgin and Forres provide an extensive range of shopping, leisure, healthcare and educational facilities, with good road links connecting Burghead to both. Elgin, the main commercial centre of Moray, is approximately a short drive away and provides a wide range of independent and national retailers, supermarkets, restaurants and professional services.

For those commuting or travelling further afield, the surrounding area benefits from good transport links, with rail services available from nearby stations and Inverness Airport providing a range of domestic and international connections.



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