



**Harper
Macleod LLP**
Estate Agents & Solicitors



19 King Street, Elgin, IV30 5XA
Offers over £185,000

Deceptively spacious traditional mid-terraced house located in the heart of the popular coastal town of Burghead and a short walk from the beach and harbour. The accommodation comprises entrance hallway, open plan lounge/dining kitchen, ground floor bedroom & shower room, and on the first floor two further bedrooms (one with en-suite shower room) and a family bathroom. The property further benefits from double glazing, oil central heating, rear courtyard garden and off-street parking space.

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ENTRANCE HALLWAY

UPVC & glazed door, under-stair storage cupboard, wood effect flooring, two ceiling light fittings.

OPEN PLAN LOUNGE/DINING/KITCHEN

24'1" x 18'9" (7.36m x 5.74m)

Windows & Patio doors to the rear garden, wood effect flooring, two ceiling light fittings.

LOUNGE AREA

18'9" x 16'0" (5.74m x 4.90m)

KITCHEN AREA

11'4" x 8'0" (3.47m x 2.46m)

Fitted kitchen in light wood effect, built-in electric oven, hob & hood, integrated dishwasher & washing machine, ceramic tile flooring, ceiling light fitting.

GROUND FLOOR BEDROOM

11'8" x 11'0" (3.57m x 3.37m)

Window to front, fitted carpet, ceiling light fitting.

SHOWER ROOM

9'1" x 5'0" (2.79m x 1.54m)

Internal room, sink, WC & shower cubicle with electric shower, ceramic tile flooring, wall mounted towel radiator, ceiling light fitting.

STAIRCASE & LANDING

Velux window to rear, wood effect flooring, ceiling light fittings.

BEDROOM 1

12'0" x 15'6" (3.66m x 4.74m)

Window to rear, double built-in wardrobes, fitted carpet, ceiling light fitting.

EN-SUITE SHOWER ROOM

8'0" x 5'7" (2.46m x 1.72m)

Internal room, sink, WC & shower cubicle with mains shower, towel radiator, ceramic tile flooring, ceiling light fitting.

BEDROOM 2

16'4" x 8'1" (5.00m x 2.48m)

Dormer window to front, fitted carpet, ceiling light fitting.

FAMILY BATHROOM

9'3" x 8'3" (2.84m x 2.54m)

Velux window to front, sink, WC & bath with electric shower over, built-in storage cupboard, ceramic tile flooring, ceiling light fitting.

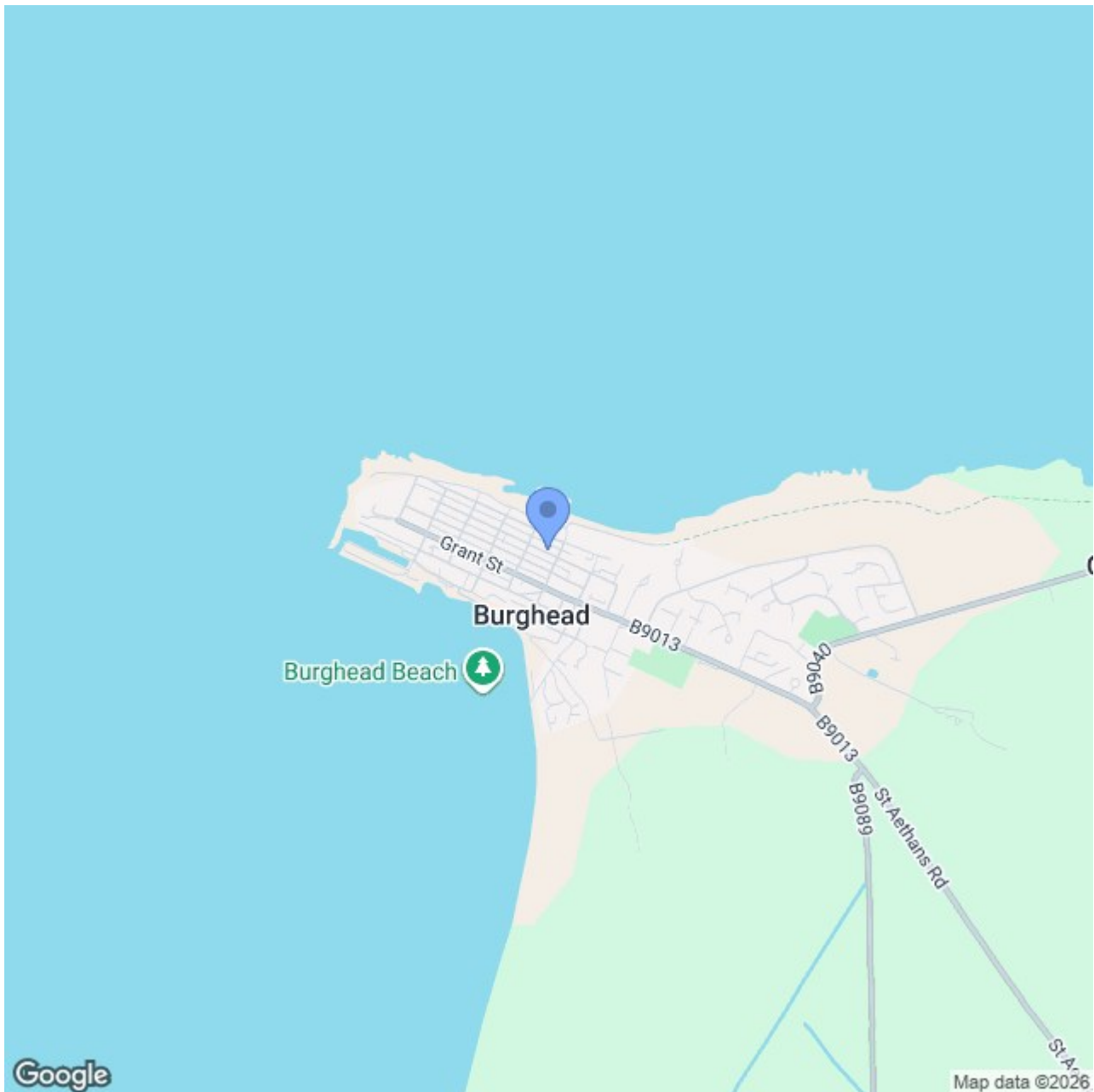
OUTSIDE

There is an enclosed paved courtyard garden with a car parking space to the rear and accessed from Park Street.

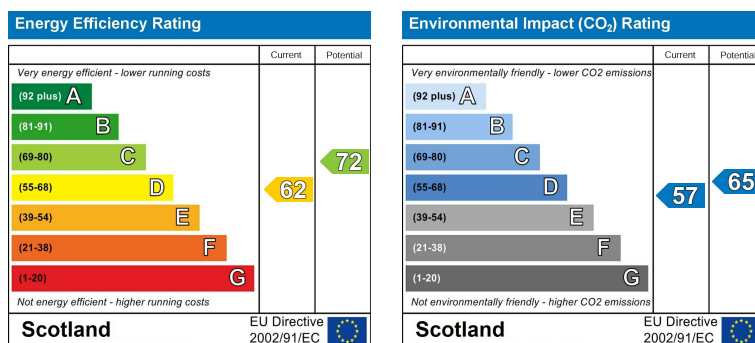
NOTES

Included in the asking price: all carpets and fitted floor coverings; all light fittings; all shower room, en-suite and bathroom fittings; the built-in electric oven, hob, hood, integrated dishwasher and washing machine in the kitchen.

Area Map



Energy Efficiency Graph



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