



## **5 McKenzie Place, Burghead IV30 5UU**



We are delighted to offer this 3 Bedroom Family Home located in the popular coastal village of Burghead.

The property provides good sized living accommodation. Comprising; Entrance Hallway, Lounge, Dining Kitchen, Conservatory, 3 Double Bedrooms and a Family Bathroom. The property benefits further from uPVC Double Glazing, Oil Central Heating and Enclosed Front & Rear Garden.

Well located for local village amenities including local shops, services and primary school. Wooded area across the road offering lovely walks. The local harbour and stunning coastal beaches are also within proximity. The main town centre of Elgin is approximately 6 miles drive away.

Viewing is Strongly Recommended

EPC Rating Band

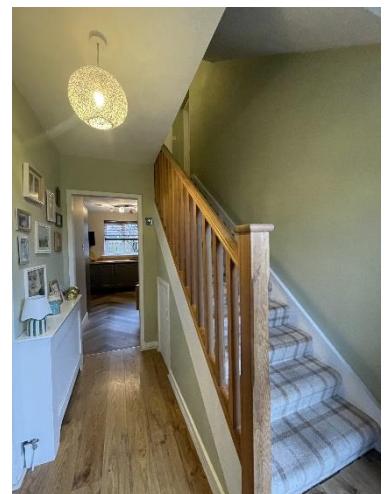
**OFFERS OVER £160,000**

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

Entrance to the property is through a modern secure composite door with obscure glazed panel that leads into the Entrance Hallway and obscure glazed panel to the side.

### Entrance Hallway

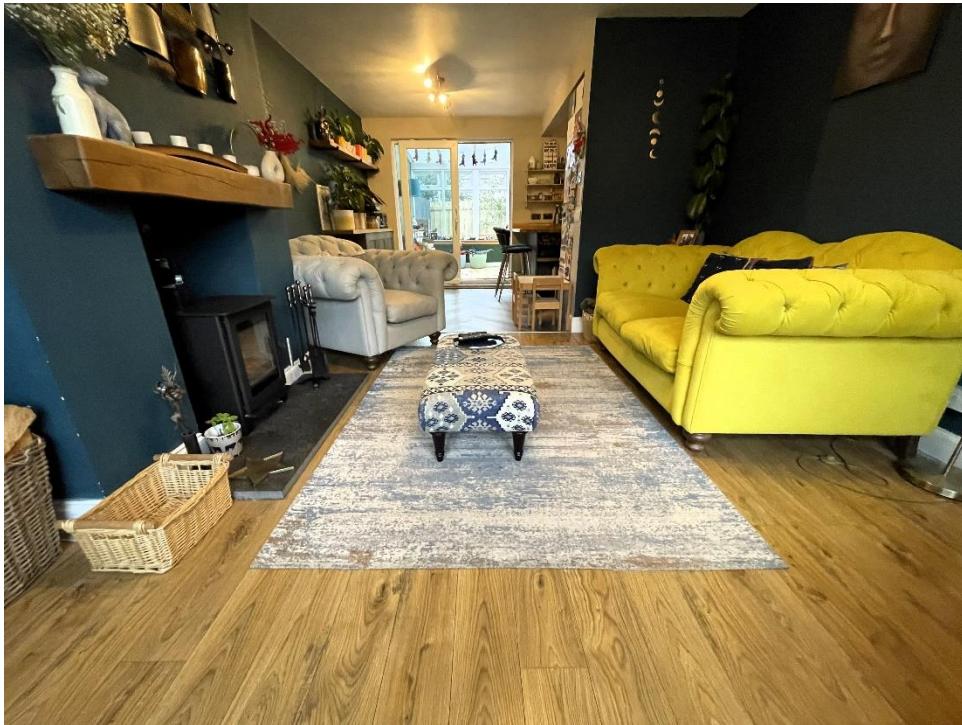
Single pendant light fitting to the ceiling. Wood effect laminate to the floor. Double radiator. Stairs leading to upper accommodation. Under stair cupboard providing storage space. Access to the Kitchen and door with obscure glazed panels leading to the Lounge.



### Lounge - 11'11" x 14'7"

Nicely presented Lounge with the focal point of the room being a multi fuel burner set within a slate hearth and wooden beam. Large window to the front aspect with curtain pole. Three bulb light fitting to the ceiling. Wood effect laminate to the floor. Open plan to the Dining Kitchen. BT point and various power points. Two radiators.





#### Dining Kitchen - 19'0" x 9'4" plus door recess

Modernised and fully fitted Kitchen with a range of base units with junker style work surface. Breakfast bar for informal dining. Composite sink, drainer, mixer tap and boiling water. Integrated appliances include a double oven, 4 ring induction hob, overhead extractor and fridge freezer. Space for a slimline dishwasher. Wall mounted radiator. Built in cupboard providing ample storage space. Space available for dining room table and chairs. Further base units and wall mounted shelving unit. Window overlooking the Garden with venetian blind. Various power points. 4 bulb light fitting and smoke alarm to the ceiling. uPVC double glazed sliding doors leading to the conservatory. Access to Hallway. Secure door leading out to the Garden.



### Conservatory - 8'6" x 9'2"

Conservatory, overlooking the Garden to the rear of the property with dwarf wall and polycarbonate roof. Wood effect laminate to the floor. Various power points. Single radiator. Secure door leading to the Garden.

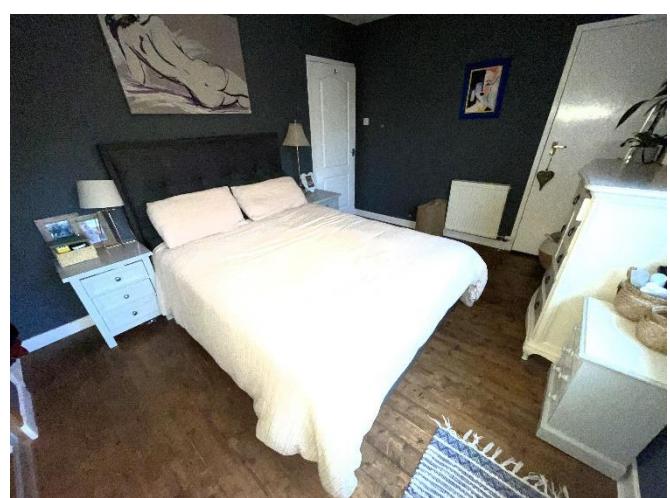
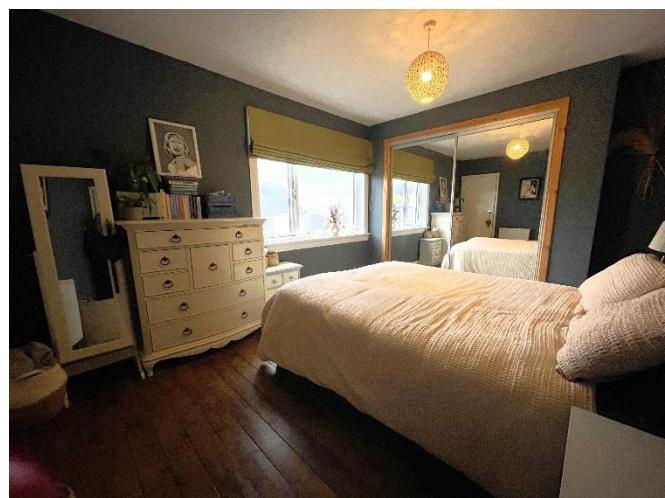
## Stairs and Landing

Carpeted staircase leading to upper accommodation with wooden balustrades and handrail. Single pendant light fitting to the ceiling. Walk in cupboard providing ample storage space. The landing provides access to the Bedrooms and Bathroom.



## Bedroom 1 - 13'11" x 10'4" (maximum measurement)

Spacious Bedroom with window to the front aspect with Roman blind. Single pendant light fitting to the ceiling. Original wood flooring. Double radiator and various power points. Built in double wardrobe fronted by mirror sliding doors, providing hanging and shelved storage. Further built in cupboard offering ample storage space.



## Bedroom 2 - 11'9" x 9'5"

Bedroom with window to the rear aspect with wrought iron curtain pole. Single pendant light fitting to the ceiling. Original wood flooring. Double wardrobe offering storage and fronted by sliding doors. Various power points. Double radiator.



### Bedroom 3 - 8'10" x 10'9"

Bedroom with window to the front aspect. Single pendant light fitting to the ceiling. Carpet to the floor. BT point and various power points. Double radiator.



### Family Bathroom - 6'9" x 5'6"

Bathroom with low level WC, wash hand basin within a vanity unit with mixer tap, providing storage space and a shower bath with overhead electric shower and wet wall finish. Vinyl to the floor. Window to the rear aspect with obscure glass. Heated towel rail. Chrome accessories.



### Garden

The Garden to the front of the property is mainly laid to lawn with a seating area and enclosed by a fence boundary with gate access and a paved pathway leading to the front door.

There is access to the side of the house, leading to the rear of the property. Stone built shed where there is light, power and plumbed to house a washing machine and tumble drier.

Further stone built shed which houses the oil-fired boiler. Timber shed offering ample storage.

The garden is mainly laid to lawn with patio seating area and enclosed by a fence boundary. Oil tank situated to one corner.



### Note 1

All floor coverings, light fittings, integrated appliances are included in the sale.

Council Tax Currently A

### **Note 1**

All integrated appliances, floor coverings and light fittings are included in the sale.

**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.