CLUNY ESTATE AGENTS

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8 Brander Street, Burghead IV30 5UD



This end-terraced one bedroom cottage in the historic coastal village of Burghead has been renovated to a high standard throughout and would make an ideal first-time buy, investment purchase or holiday let.

TRADITIONAL END-TERRACED COTTAGE
ONE BEDROOM PLUS ATTIC ROOM
DESIRABLE COASTAL VILLAGE LOCATION
CURRENTLY RUN AS A HOLIDAY LET
ELECTRIC HEATING
DOUBLE GLAZING
EPC RATING F
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Offers Over £90,000

E1248

This traditional end-terraced one bedroom cottage is located in the heart of the historic coastal village of Burghead, within easy reach of the harbour, beach, woodland walks and local amenities.

Renovated to a high standard throughout, the property is currently run as a holiday let. The accommodation offers a stylish open plan kitchen/lounge/diner with breakfast bar and built-in appliances, a modern shower room, vanity area and a double bedroom to the ground floor. An open staircase from the living area leads to a fully carpeted attic room, providing a versatile and useful space to accommodate extra guests or for storage.

Further benefiting from the convenience of electric heating and double glazing throughout, this property provides the perfect blend of modern comforts and a desirable coastal location and will appeal to a wide range of purchasers including professionals, first-time buyers and investors.

Viewings can be arranged by contacting the owners direct.
Please call 07858010413 or email adrianne.sellar@outlook.com if you would like to book.

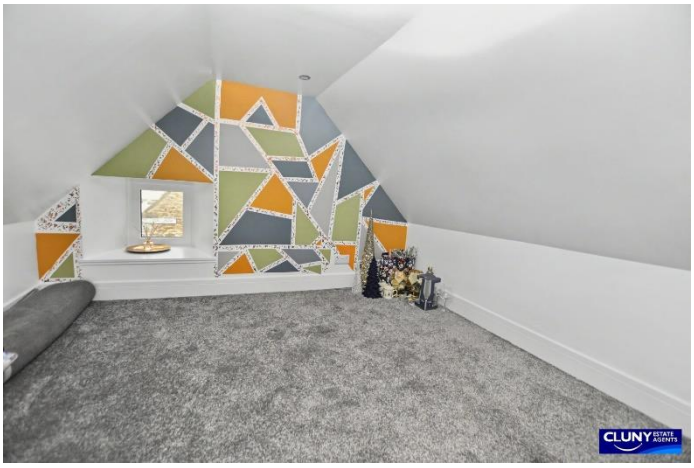


















- Kitchen/Lounge/Diner 3.62m x 4.38m
- Bedroom 2.56m x 2.54m
- Attic Room 3.55m x 2.98m

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	5 Mbps	0.7 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓

Networks in your area - Openreach
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.
EE

Approx Gross Internal Area
43 sq m / 463 sq ft



First Floor
Approx 11 sq m / 114 sq ft

Ground Floor
Approx 32 sq m / 349 sq ft

Denotes head height below 1.5m

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in wo rking order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on informa tion supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or desc ription of the property should be taken as a guide-line only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

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