



39 Granary Street, Burghead IV30 5UA



We are delighted to present this stunning five-bedroom family home, complete with self-contained workshops and enjoying truly spectacular sea views. From its elevated position, the property overlooks sweeping sandy beaches stretching for seven miles towards Findhorn, creating an exceptional coastal setting.

Offering generous family accommodation, versatile workspace, and breathtaking scenery, this is a rare opportunity to acquire a remarkable home in an outstanding location.

The house offers three reception rooms, a spacious kitchen, five bedrooms, two bathrooms, and a guest WC. The property has been thoughtfully extended into the roof space to create a bright and airy 40-foot lounge at the top of the house, complete with a balcony overlooking the beach. The roof is fitted with solar PV panels, generating approximately £2,000 per year through a Feed-in Tariff (FIT) contract while also helping to reduce electricity costs. In addition, a solar thermal panel provides free hot water.

A substantial suite of workshops measures approximately 137m² and features large garage doors as well as a separate pedestrian entrance. One of the rooms has recently been used as an art exhibition space. The workshops offer excellent flexibility and could be adapted for a variety of uses, including dance or fitness studios, creative arts, carpentry, bicycle building and repair, or other commercial and hobby activities. The space also benefits from sinks and a toilet.

Viewing is Strongly Recommended

EPC Rating F

OFFERS IRO £425,000

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

A welcoming entrance through a secure wooden door with decorative panel, decorative glazed panels and obscure glazed window above.

Entrance Porch - 2'6" extending to 4'6" x 3'5"

Porch with single pendant light fitting to the ceiling. Recessed matting to the floor. Pitch pine door with decorative glazed panel leading to the Hallway.

Hallway - 5'8" x 9'0"

An inviting Hallway with 3 bulb light fitting and smoke alarm to the ceiling. Original wood flooring. Double radiator. Single power point. Stair leading to upper accommodation. Door leading to the Lounge and Archway giving access to the Inner Hallway.



Lounge - 17'10" x 16'10"

Beautifully presented and spacious Lounge with window overlooking the front aspect. The focal point of the room is a wood burner with stone surround, slate hearth, tiled inset, timber beam and fender. Four recessed light fittings, controlled by a dimmer switch, smoke alarm ornate coving and ceiling rose. Carpet to the floor. Alcove. Access to stone flagged cellar. Various power points and TV point. Wall mounted radiator and electric heater.



Inner Hallway - 8'4" x 3'5"

Single pendant light fitting and smoke alarm to the ceiling. Original wood flooring. Small window to the rear aspect. BT point and double power point. Under stair cupboard providing storage space and fronted by louvre doors. Doors leading to the Dining Kitchen, Dining Room and Cloakroom.



Dining Kitchen - 19'4" x 15'1" (Maximum measurement)

Fantastic Dining Kitchen with the focal point of the room being a beautiful dark blue Rayburn Cooker, which burns solid fuel and supplies hot water to the radiators. Range of base units and wall mounted cupboards. Roll top work surface with co-ordinating ceramic tiling to the walls. Integrated appliances include a 4-ring electric hob, overhead extractor, double oven and dishwasher. Space available to accommodate a washing machine and fridge freezer. Ample space available for a large dining table and chairs. Two windows to the side aspect with roller blinds. Three single pendant light fittings and smoke alarm to the ceiling. Tile effect laminate to the floor. Wall mounted electric heater. Ceiling pulley clothing airer. Wall mounted Xpelair extractor and carbon monoxide detector. Built in pantry cupboard providing shelved storage and has a light fitting. Secure composite door leading out to the garden.





Dining Room - 15'0" x 13'3"

Dining Room, two windows with curtain pole. 5 bulb light fitting and coving to the ceiling. Carpet to the floor. Various power points. 2 double radiators and a wall mounted electric heater. Wall mounted heated thermostat.



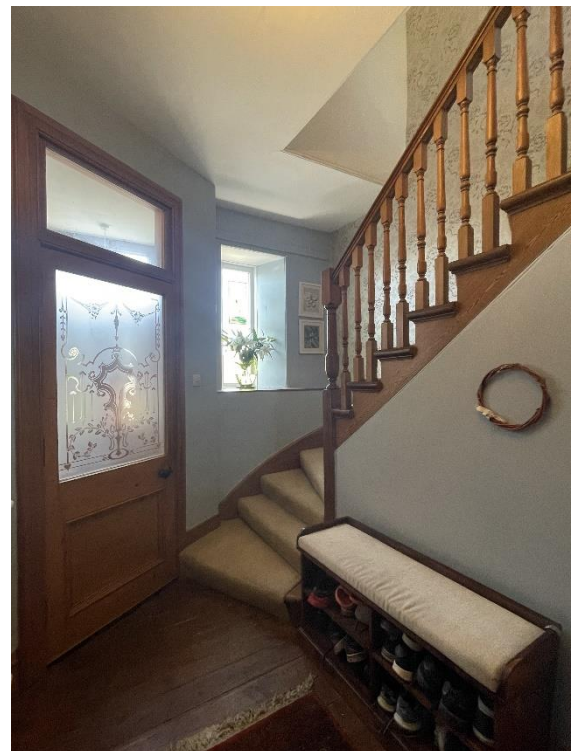


Cloakroom - 5'6" x 3'5"

Cloakroom with low level WC and wash hand basin with mixer tap, within a vanity unit. Single pendant light fitting. Loft access. Wood effect vinyl to the floor. Window to the side aspect with obscure glass. Shaving point.

Stairs and Landing

Carpeted staircase leading to upper accommodation with handrail and balustrades. Feature of the landing is an alcove with a light tunnel. Landing provides access to the four bedrooms and family bathroom. 5 recessed spotlights and 2 smoke alarms to the ceiling. Two double power points. Wall mounted heating thermostat.



Master Bedroom with En-Suite

Bedroom - 13'0" x 15'8"

Spacious and bright Bedroom, benefitting from the most fabulous views. Single pendant light fitting and coving to the ceiling. Window to the front aspect and a further window to the side aspect with sea views. Fitted carpet to the floor. Various power points. Double radiator.



En-Suite Shower Room - 3'9" x 11'0"

Shower Room with low level WC, pedestal wash hand basin and shower enclosure with overhead mains shower and rain shower. Ceramic tiling to the walls and to the floor. Under floor heating. Wall mounted mirror. Recessed spotlights to the ceiling and wall mounted lighting. Xpelair.

Bedroom 2 - 17'0" x 12'9"

Double Bedroom, again benefiting from the most wonderful views to the front aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Double radiator and wall mounted electric heater.



Bedroom 3 - 9'6" x 16'3"

Double Bedroom with window to the side aspect with curtains pole. Carpet to the floor. Various power points. Double radiator. Airing cupboard with wall mounted radiator and offering storage space. Alcove with providing shelved storage and wall mounted mirror.



Bedroom 4 - 10'0" x 6'11"

Bedroom which is being utilised as a library. Window to the front aspect. Floor to ceiling, bookshelves. Carpet to the floor. Various power points.



Family Bathroom - 12'8" x 6'2"

Nicely appointed family bathroom with painted wood panelling half height, low level WC, wash hand basin and bath with overhead shower and rain shower. Ceramic tiling to the walls. Four recessed spotlights to the ceiling. Wall mounted mirror and lighting. Wall mounted mirror. Wood effect vinyl to the floor. Chrome accessories and heated towel rail. Xpelair. Window to the side aspect with obscure glass.



Stairs

Open staircase leading to upper accommodation with handrail and balustrades.



Lounge with Balcony - 40'6" x 11'9"

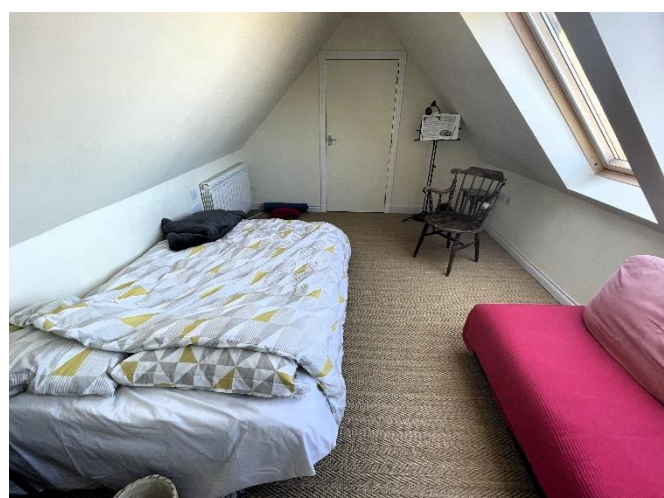
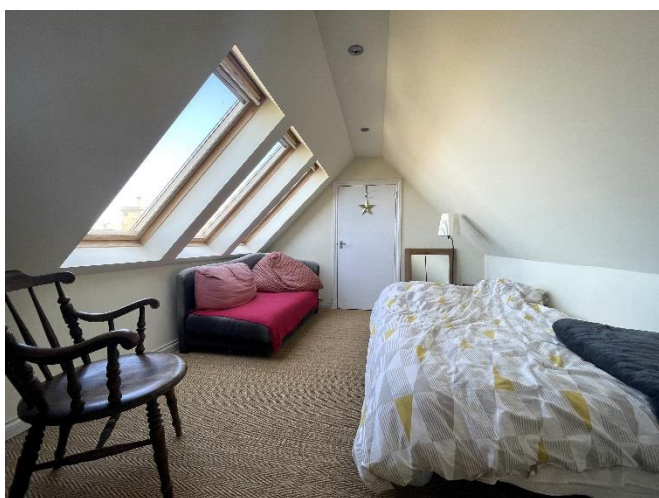
Breathtaking Lounge with south facing balcony offering uninterrupted sea and beach views – the room benefits from large bi folding doors (13'7") which lead out to the balcony, where you can sit out and enjoy the magnificent views. The room is perfect for relaxation and enjoying the beauty of the surroundings. Four velux windows to the rear aspect. Woven seagrass carpet to the floor. Six recessed spotlights and two single light fittings and smoke alarm to the ceiling. TV point and various power points. Wall mounted electric heater. Build in cupboard offering shelved storage.





Bedroom 5 - 14'10" x 10'7"

Double Bedroom with three velux windows to the side aspect with views to the hills. Woven seagrass carpet to the floor. TV and various power points. Double radiator and wall mounted heater. Built in cupboard utilised as a linen cupboard and housing the water cylinder.



Garden

Easily maintained courtyard with wall boundary and off-street parking and rotary drier. Two log stores. Access to the Garage, Studio and Workshops.

Garage - 39'2" x 20'3" WC, Workshop - 10'1" x 9'0" and Studio - 18'3" x 17'1" and Storerooms - 17'10" x 9'11" & 4'11" x 20'2"

Outbuildings offering ample space for business opportunities.

Large Garage with wooden double doors with glazed panels, breeze block dividing wall. Power and Lights. WC with wash hand basin. Workshop with bench and ample storage space throughout.

The Studio and Storerooms have access through the Garage and separate secure door from the Courtyard. Strip lighting to the ceiling and wall mounted spotlights. Lined walls and concrete floor. Double sink and drainers. Work surface. BT and various power points. Wall mounted heaters.



Note 1 -

The house has 12 PV solar panels, with energy currently exported to the grid under an FIT contract. This currently brings in ca. £2000 per annum, and in addition reduces electricity bills. There is also a solar thermal panel which heats water in the hot water tank during bright weather.

Note 2 -

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

Council Tax Band Currently E

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.

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