



21 St Aethans Road

Burghead IV30 5YR



We are delighted to offer this superb 3 Bedroom Detached Bungalow located in the popular coastal village of Burghead.

The property is in very good order, offers spacious accommodation, comprising; Entrance Vestibule, Hallway, Lounge with Dining Area, Kitchen, Double Bedroom with En-Suite Shower Room, 2 Further Bedrooms and a Family Bathroom. The property benefits further from Double Glazing, Electric Central Heating, Enclosed Rear Garden and a Garage.

The property 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 close proximity. The main town centre of Elgin is approximately 6 miles drive away.

Viewing is essential to fully appreciate the accommodation.

EPC Rating "E"

OFFERS OVER £215,000

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

Entrance to the property is through a secure wooden door with obscure glazed panel and obscure glazed panel to the side.

Entrance Vestibule - 5'7" x 4'0"

Single light fitting to the ceiling. Carpet to the floor. Door with obscure glazing, leading to the Hallway.



Hallway

L shaped Hallway with 2 light fittings and coving to the ceiling. Access to partially floored loft space. Carpet to the floor. Double wardrobe offering ample storage space. Wall mounted Creda heater. Single power point. Built in cupboard housing the water tank and provides Storage. Wall mounted bell chime.

Lounge With Dining Area - 17'8" narrowing to 9'3" x 17'3" extending to 29'7"

Nicely presented and spacious Lounge with Dining Area, with picture window overlooking the front aspect with fitted venetian blinds and hanging curtains. Focal point of the Lounge is the fire surround with wooden mantel, marble inset and electric fire. Two, 3 bulb light fittings to the ceiling and two wall mounted light fittings. Fitted carpet to the floor. TV, BT and various power points. Two wall mounted Dimplex heaters. Further window within the dining area looking out to the side of the property, with venetian blind and hanging curtains. Ample space available for a dining table and chairs. Multi panel glazed door leading to the Hallway and a further door leading to the Kitchen.





Kitchen - 14'0" narrowing to 8'10" x 11'10" narrowing to 5'10"

Fully fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface with co-ordinating splash back. Stainless steel sink, drainer and mixer tap. Integrated appliances include a single electric oven, 4 hob and overhead extractor. Space available for a washing machine, slim line dishwasher, tumble drier, fridge and freezer. Window overlooking the Garden to the rear of the property, with venetian blinds and hanging curtains. Ten recessed spotlights and smoke alarm to the ceiling. Wall mounted extractor. Various power points. Wood effect laminate to the floor. Multi glazed panel door leading to the Hallway and a further door leading to the rear vestibule.





Rear Vestibule - 4'10" x 3'7"

Vestibule with Wall mounted units, base units, housing the consumer units and work surface. Single light fitting to the ceiling. Wood effect laminate to the floor. Upvc double glazed door with obscure glazed panel leading out to the Garden.

Master Bedroom with En-Suite

Master Bedroom - 11'7" x 9'10" plus recess for wardrobes

Double Bedroom with window to the rear aspect with venetian blind and hanging curtains. Single pendant light fitting to the ceiling. Fitted carpet to the floor. Free standing wardrobes, providing hanging and shelved storage, included in the sale. Dimplex wall mounted heater. Sliding door leading to the En-Suite.



En-Suite - 3'5" x 6'6" plus shower recess

En-Suite Shower Room with low level WC, pedestal wash hand basin and shower enclosure with overhead mains shower and shower curtain. Ceramic tiling to the walls. Wall mounted light with shaving point. Wall mounted medicine cabinet and mirror. Wall mounted extractor. Small window with obscure glass to the rear of the property. Chrome accessories. Vinyl to the floor.



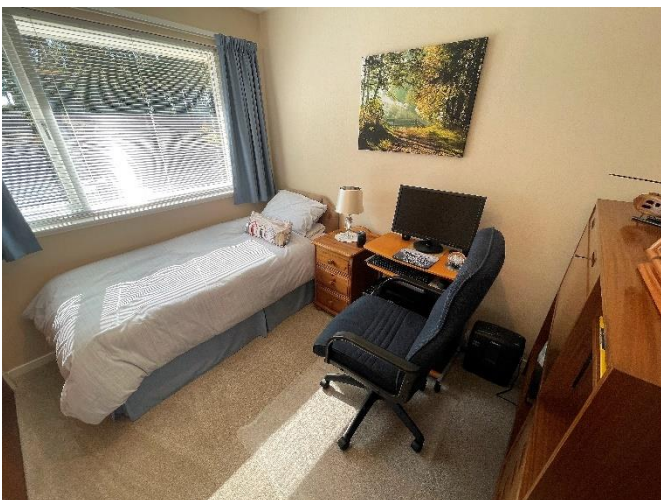
Bedroom 2 - 9'10" x 11'2"

Double Bedroom with window to the front aspect with venetian blinds and hanging curtains. Single pendant light fitting to the ceiling. Fitted carpet the floor. Fitted wardrobes offering hanging and shelved storage. Wall mounted dimplex heater.



Bedroom 3 - 9'10" x 7'9"

Single Bedroom with window to the front aspect with venetian blinds and hanging curtains. Fitted carpet to the floor. Single pendant light fitting to the ceiling. Double wardrobe providing hanging and shelved storage. Wall mounted Dimplex heater.



Family Bathroom - 9'11" x 5'10"

Bathroom with low level WC, wall mounted wash hand basin and bath with overhead mains shower. Wall mounted chrome heated towel rail. Ceramic tiling to the walls. Wall mounted mirror and shaving point. Wall mounted medicine cabinet fronted by a mirror doors. Window to the rear aspect with obscure glass and roller blind. Four recessed spotlights to the ceiling. Ceramic tiling to the floor.



Front, Side and Rear Garden



The front garden is mainly laid to lawn with flower beds and borders, containing flower, mature shrubs and blossom trees. Small rockery to one corner and low-level wall boundary. The garden to the side of the property is laid to lawn. Access to the rear garden is through secure gate access. Designated area for bin storage. Enclosed garden which is tiered and mainly laid to lawn with a fence boundary. Raised bedding. Patio seating area. Designated drying area. Timber garden shed providing further storage space. Exterior tap.



Driveway & Garage - 21'1" x 9'0"

Tarmac driving providing off street parking and Garage with up and over front door and service door to the rear of the property. Strip lighting and various power points. Window to the side aspect.

Council Tax 'D'





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.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

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
