



21 King Street

BURGHEAD IV30 5XA



We are pleased to offer this 4 Bedroom Traditional Stone built house located in the village of Burghead.

The property is well located for local village amenities including local shops, services, and a Primary School. The local harbour and stunning coastal beaches are also within close proximity. The City of Elgin is approximately 6 miles drive away and Forres is 12 miles away.

The House benefits from an entrance hallway, spacious lounge, kitchen/diner, large downstairs bedroom/dining room and a bathroom. There are 3 further bedrooms on the 1st floor.

Enclosed rear garden, stone-built Bothy at the back of the garage, uPVC double glazing and oil central heating.

EPC Rating 'E'

An internal viewing is recommended.

OFFERS OVER £200,000

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

Entrance Hallway – 11'0" (3.35m) x 3'8" (1.11m)

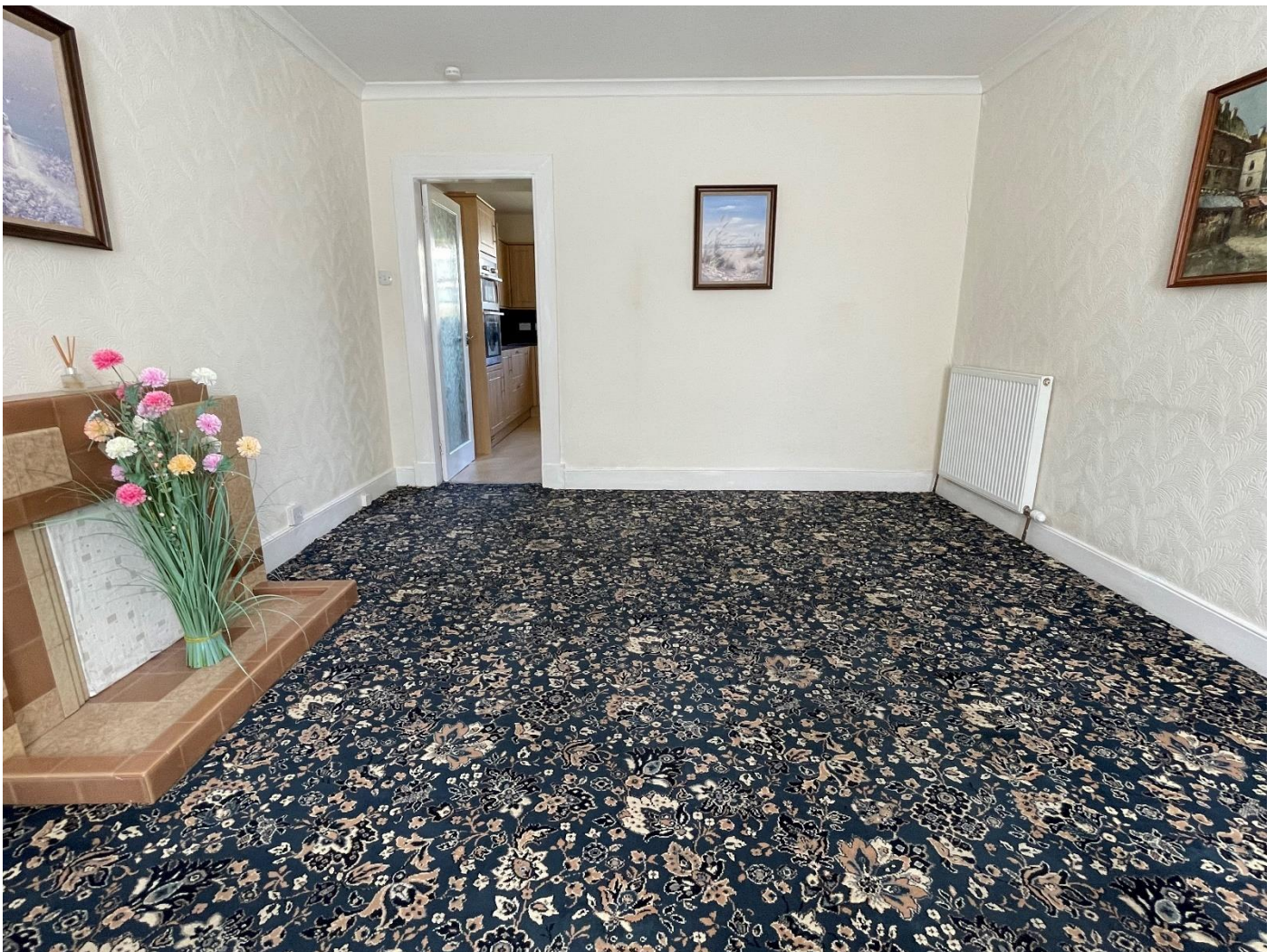
Entrance to the property is via a composite door with 3 obscure glass panel inserts. The hallway has a pendant light fitting, smoke alarm, heat detector, double radiator, single power point, Bt point and carpet to the floor. Bell chime and wall mounted thermostat control panel. Doors lead to the Lounge, Ground Floor Bedroom and Bathroom. A staircase leads to the 1st floor accommodation with understairs storage.



Lounge – 16'1" (4.9m) x 12'3" (3.73m)

3 bulb pendant light fitting, artex papered ceiling finished with coving. Smoke alarm, heat detector, double and single radiator, carpet to the floor, uPVC double glazed windows with net and hanging curtains overlook the front aspect. Various power points, Tv and BT point. Focal point of the room is a fireplace with a Tiled hearth insert and mantle. Doors with obscure glass lead to the Kitchen and Hallway.





Kitchen/ Diner – 14'2" (4.32m) x 11'2" (3.4m)

Modern fitted kitchen offering a range of wall mounted cupboards and base units complimented by a roll top work surface and similar splash back wet wall to the walls. Built-in appliances include an electric hob with built-in extractor fan, double eye level oven, fridge/freezer and 1 ½ stainless steel sink with mixer tap and drainer. Under counter space is available for a washing machine and tumble dryer. Strip light fitting, various power points, vinyl flooring, Papered ceiling and a heat detector. Control panel for the central heating. uPVC double glazed window with vertical blinds overlooks the rear aspect. Secure uPVC door with obscure glass top and bottom provides access to the garden. Ample space available for a dining table and chairs.







Bathroom – 10'11" (3.32m) x 8'9" (2.66m)

Fantastic sized family bathroom with a 4-piece suite. Low level W.C, pedestal wash hand basin, chrome taps, wet wall splashback and wall mounted mirror to the wall. Bath with chrome taps and wet wall splashback. Corner shower enclosure, with shower tray, mains water operated shower, wet wall and glass retractable shower screen doors. Pendant light fitting, single radiator, vinyl to the floor and uPVC obscure double-glazed window which overlooks the rear aspect.

Bedroom 4/ Dining Room – 12'5" (3.78m) x 16'1" (4.9m)

Large double bedroom/ dining room with pendant light fitting, papered ceiling finished with ornate coving, carpet to the floor, various double and single power points. Tv point, double radiator, uPVC double glazed windows with net and hanging curtains overlook the front aspect. Focal point of the room is a fireplace with a Tiled hearth insert and mantle.



Staircase & Landing – 11'10" (3.6m) x 4'0" (1.21m)

A carpeted staircase with a painted balustrade leads to the 1st floor accommodation. The landing has a pendant light fitting, single power point, smoke alarm, loft access, carpet to the floor and a double glazed velux window to the front aspect. Doors lead to 3 bedrooms.

Bedroom 1 – 12'9" (3.88m) x 13'9" (4.18m) plus wardrobe space

Master double bedroom with a single pendant light fitting, single radiator, 2 single power points, carpet to the floor, built-in recessed wardrobes with partial shelving and hanging rail fronted with a curtain door. Further cupboard which houses the hot water tank. uPVC double glazed window with hanging curtains overlooks the front aspect.



Bedroom 2 – 16'0" (4.88m) x 11'0" (3.35m)

Double bedroom with a single pendant light fitting, single radiator, 2 single power points, timber framed fire surround, newly fitted carpet to the floor, uPVC double glazed window with hanging curtains that overlooks the front aspect.



Bedroom 3 – 11'10" (3.6m) x 8'8" (2.64m)

Small double bedroom with a pendant light fitting, single radiator, carpet to the floor, Tv connection, single power point, uPVC double glazed window with hanging curtains overlooks the rear aspect and has partial sea views.



Enclosed Rear Garden

Great sized rear garden which is enclosed with a stone-built wall with secure gate. The garden has a concrete pathway which leads from the kitchen to the bothy and through the middle of the garden to the rear gate. There are two areas to lawn, both with some flower borders. A stone-built storage shed houses the boiler. Oil tank.





Bothy - 9'6" (2.89m) x 8'4" (2.54m)

The outside storage bothy is accessed through a timber door and has a window which overlooks the garden. Within the storage space there is a low-level W.C and wall mounted wash hand basin. Concrete floor and stone-built walls with a corrugated roof. Further timber door to the Garage section.



Garage – 17'0" (5.18m) x 6'11" (2.1m)

Up and over door to the front, concrete floor, stone-built house walls either side. Timber framed upper level for storage with velux window overlooking the front aspect, exposed timber beams and secure hatch. Wooden ladder for access.



Note 1 – All floor coverings, light fittings, integrated appliances, curtains and curtain poles, are included in the sale.

Council Tax Band Currently – “C”

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
