



**18 Park Street**  
**BURGHEAD IV30 5UG**



A superb opportunity in acquiring this 3 Bedroom Semi-Detached House located in the popular coastal village of Burghead.

The property is well located for local village amenities including local shops, services and primary school. The local harbour and stunning coastal beaches are also within close proximity. The main Town centre of Elgin is approximately 6 miles drive away.

Accommodation comprising; Entrance Hallway, Lounge, Kitchen, Utility room, Cloakroom, Dining Room/Bedroom 3, 2 further Bedrooms and a Bathroom. The property benefits further from uPVC Double Glazing, Oil Central Heating and an enclosed Garden.

EPC Rating "F"

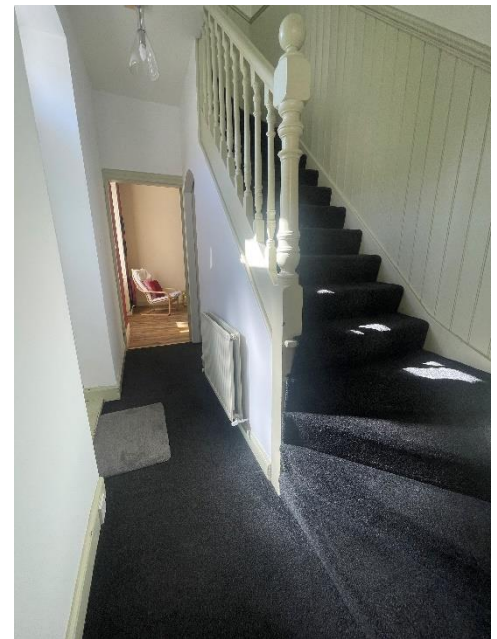
**OFFERS OVER £180,000**

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

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### **Entrance Hallway – 11'8" (3.55m) x 3'8" (1.11m)**

Entrance to the property is via a secure uPVC door with obscure panel inserts and overhead double-glazed window. Pendant light fitting, smoke alarm, double radiator, single power point, carpet to the floor. Staircase leads to the 1<sup>st</sup> floor accommodation. Doors lead to the Lounge, kitchen and dining room/bedroom3. Under stair storage cupboard which houses the consumer units.



### **Lounge - 10'5"(3.17m) x 16'3"(4.96m) plus the bay window**

5 bulb ceiling light fitting, papered ceiling finished with coving. Two double radiators, wood effect laminate flooring, TV aerial and various double power points. Focal point of the room is a wood burner stove with a wooden mantle and slate hearth. Recessed alcove with shelving and halogen lights with closed cupboard for storage. uPVC double glazed bay window with fitted blinds overlooks the front aspect. Multi panel glass door to the kitchen.









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**Kitchen – 11'6”(3.5m) x 9'11”(3.02m)(plus door access)**

Fitted kitchen with a range of wall mounted cupboards with under unit lighting and base units with a wood effect roll top worksurface and complimented by ceramic tiled splash back to the walls. Integrated under counter bellling oven and electric hob with overhead extractor fan. Space for a fridge/freezer and dishwasher. Ceramic sink with chrome mixer tap and drainer. Further wall mounted glass display cabinets with under unit lighting. Various double power points, BT point, double radiator, 3 bulb ceiling light fitting and uPVC double glazed window with a venetian blind to the rear aspect. Doors to the utility room, dining room, hallway and lounge.



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### **Utility Room – 7'1" (2.15m) x 11'11" (3.62m) max measurement**

Practical utility with a single wall mounted cupboard, roll top worksurface with double drawer storage below and under counter space for a freezer. 4 bulb strip light fitting, two double power points, plumbing for a washing machine. Worcester boiler, carpet to the floor, Carbon monoxide alarm, area to high shelving. uPVC double glazed window with venetian blind to the side aspect. Door to the cloak room. Secure uPVC door to the garden.



### **Cloakroom – 4'0" (1.21m) x 3'4" (1.01m)**

Low level W.C, corner wash hand basin with chrome taps. Mid height wood panelling, ceiling light fitting, carpet to the floor, obscure uPVC double glazed window with venetian blind which overlooks the rear garden.

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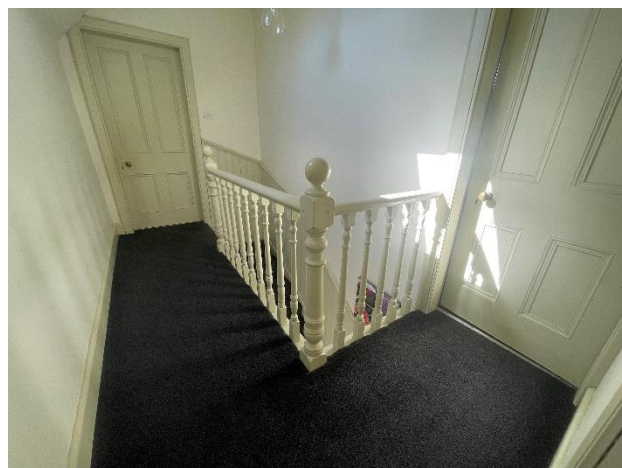
### **Dining Room/ Bedroom 3 - 16'3"(4.96m) x 10'5"(3.17m) plus bay windows**

Large spacious room with two uPVC double glazed bay windows both with fitted blinds overlooks the front and side aspects. 4 halogen bulb strip light fitting, two double radiators, carpet to the floor, tv aerial, 3 double power points,



### **Stairs and Landing**

Carpeted staircase with a painted balustrade and spindles with half height wood linings to the walls. The landing has a double glazed velux window to the front aspect. Single power point, pendant light fitting and door lead to the bedrooms and bathroom.



### **Bedroom 1 – 10'9" (3.27m) x 14'2" (4.32m) plus bay window**

Double bedroom with a pendant light fitting, two double radiators, recess alcove with shelving, carpet to the floor and large built-in wall to wall wardrobes fronted by par mirror and wood effect sliding doors. uPVC double glazed window with small bay window overlooks the front aspect.



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## **Bedroom 2 – 10'4" (3.15m) x 16'3" (4.96m) plus bay window**

Double bedroom with a pendant light fitting, two small double radiators, various power points, carpet to the floor and built-in cupboard which houses the hot water tank. uPVC double glazed window with small bay window, vertical blinds and curtain track overlooks the front aspect.



## **Rear Corridor – 9'6" (2.89m) x 3'8" (1.11m)**

Door to further corridor which has a pendant light fitting, loft access, carpet to the floor, wall mounted coat hooks and a built-in storage cupboard. Door to the Bathroom.

## **Bathroom – 5'10" (1.77m) x 11'5" (3.47m) max measurement**

Low level W.C, pedestal wash hand basin with chrome taps and ceramic tiled splashback. Bath with chrome taps and wood panelling on the side. Recessed shower enclosure with tiled walls, shower tray and mira sprint electric shower and glass retractable shower screen doors. Extractor fan, 4 halogen bulb ceiling light fitting, double radiator. Tile effect vinyl to the floor, chrome accessories, wall mounted medicine cabinet, built-in shelved cupboard and double glazed velux window to the rear aspect. Opaque glass window to the rear corridor.





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## **Garden**

The rear garden is enclosed within a wall boundary with secure timber gate to the side. Area to established planting around the perimeter wall with lawn and large area to paved patio. Timber shed to the side with oil tank at the rear. Wood store.



### **Note 1**

All floor coverings, light fittings and appliances are all included in the price.

Council Tax Band Currently "C"

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