



5 Redcraig Drive, Burghead IV30 5ZF



This modern and well-presented 3 Bedroom Bungalow is a great opportunity to acquire a spacious and comfortable home in the Masonhaugh Development in Burghead.

The property enjoys an elevated position on the outskirts of Burghead, overlooking the village and the sea. It is conveniently located close to the local amenities, such as convenience stores, cafes, public houses and a chemist. The harbour and the beautiful beaches are ideal for enjoying the outdoors.

The property is in excellent condition and offers generous accommodation comprising: Entrance Vestibule, Hallway, Lounge, Kitchen/Diner, Utility Room, Master Bedroom with En-Suite, 2 further Bedrooms and a Family Bathroom. The property also benefits from an Integral Garage, a Tarmac Driveway, a Front and an Enclosed Rear Garden with a Summer House. Oil Central Heating and Double Glazing are installed. Oak wood finishing's throughout. The property is wheelchair accessible.

We highly recommend viewing this property to appreciate its quality and location. EPC Rating Band "C"

OFFERS OVER £285,000

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The external soffits have integrated lights which are powered on from within the house and a security light located outside the front door.

Entrance Vestibule – 5'4" (1.62m) x 7'0" (2.13m)



The entrance area features a uPVC door with a decorative glass panel insert and a security chain for added protection. The vestibule has two recess spotlights, a coved ceiling, a double power point, a single radiator and carpet matting on the floor. A built-in storage cupboard with mirror sliding doors offers partial shelf and hanging space. Glass panel doors lead to the hallway from the vestibule.

Hallway – 25'5" (7.75m) x 3'11" (1.19m)

4 recessed spotlights to the ceiling, 2 smoke alarms, wall mounted bell chime, coved ceiling and wall mounted thermostat control. Single radiator, two double power points and wood flooring. Built-in cupboard which houses the hot water tank whilst offering partial shelving and hanging storage. Doors lead to the Lounge, Kitchen, Bedroom and Bathroom.



Lounge – 14'6" (4.42m) x 13'4" (4.06m)

A well-presented front facing lounge with a large uPVC double glazed window with fitted shutter blinds, curtain pole and hanging curtains. Multiple spotlights to the ceiling, coving, various power points, TV point and a double radiator. Wood flooring. A glass panel door with co-ordinating side glass panel window leads to the hallway.



Kitchen/Diner – 13'5" (4.08m) x 10'5" (3.17m)

A modern fitted Kitchen with a range of wall mounted cupboards with under unit lighting and base units with a roll top work surface and tiled splash back to the walls. Integrated appliances include a hot point single oven, hob and overhead extractor fan, fridge/freezer, dishwasher and a 1 ½ sink with mixer tap and drainer. Various power points incl USB charging points, recess spotlights to the ceiling, single radiator, wood flooring and sliding uPVC double glazed patio doors with fitted blinds lead to the rear garden. A further door leads to the utility room.



Utility Room – 11'4" (3.45m) x 6'9" (2.04m)

Large practical utility space offering a range of wall mounted cupboards with under unit lighting and base units with a roll top work surface and complimented by ceramic tiled splash back. Under counter space for a washing machine and tumble dryer. Stainless steel sink with chrome mixer tap and drainer. Single radiator, extractor fan, recess spotlights to the ceiling, control panel for heating, wood flooring and uPVC double glazed window with a roller blind overlooks the rear garden. A fire door leads to the garage and a uPVC door with obscure glass leads to the rear garden.



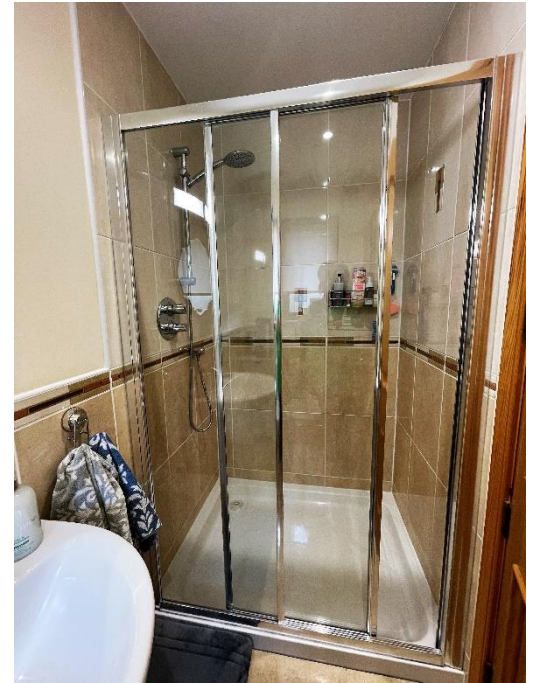
Master Bedroom – 10'11" (3.32m) x 15'7" (4.74m)

Large double bedroom with recess spotlights to the ceiling, double radiator, wood flooring, various power points with USB, TV and BT points, uPVC double glazed window with roller blinds, curtain pole and hanging curtains which overlooks the rear garden and a further side uPVC window with matching blinds. A pair of built-in his and hers style double wardrobes which offer part shelf and hanging storage and are both fronted by sliding doors. A door leads to the en-suite shower room.



En-Suite Shower Room – 8'10" (2.69m) x 3'11" (1.19m)

Three-piece suite comprising of a low-level white W.C and pedestal wash hand basin with a chrome mixer tap, large shower cubicle with a shower tray, retractable glass screen and mains operated shower with tiling to the walls. Recessed spotlights, extractor fan, white heated towel rail, mid height tiling to the walls and co-ordinating tiling to the floor. A small uPVC double glazed window with a roller blind overlooks the side aspect.



Bedroom 2 – 10'4" (3.15m) x 8'10" (2.69m) plus door recess at 2'4" (0.70m)

Double Bedroom with 4 recess spotlights to the ceiling, single radiator, 4 double power points, TV and BT point, uPVC double glazed window with a roller blind, curtain pole and hanging curtains which overlooks the side aspect. Wood flooring. The fitted wardrobe provides storage with further Power points and BT point.



Bedroom 3 – 10'4" (3.15m) x 9'5" (2.86m) plus door recess 3'10" (1.16m) x 3'3" (0.99m)

Double bedroom with 4 recess spotlights to the ceiling, single radiator, 4 double power points, BT point and TV point. uPVC double glazed window with a roller blind, curtain pole and hanging curtains which overlooks the front aspect. Wood flooring. A double built-in wardrobe which offers part shelf and hanging storage and is fronted by mirror sliding doors.



Family Bathroom – 10'7" (3.22m) x 7'11" (2.4m)

4-piece white suite comprising of a low-level W.C, vanity wash hand basin with chrome mixer tap, a bath with chrome taps and a corner shower cubicle with a shower tray, mains operated shower and retractable shower doors. Partial tiling to the walls throughout and co-ordinating tiles to the floor. Extractor fan, wall mounted mirror, shaver point with light, 3 recess spotlights to the ceiling, white heated towel rail and a uPVC double glazed window with a roller blind overlooks the side aspect.



Front & Rear Gardens

This property boasts a low-maintenance front with stone chips and mature plants. A secure gate leads to the back garden, which features a lawn, a paved path, flower beds, and a spacious summer house. The garden is surrounded by walls and fences, with some trees for privacy. There is also an area for growing your own vegetables, as well as an oil tank and an outside tap. Electric to the front and rear of the property. This property offers a great opportunity for outdoor living and relaxation.



Summer House – 8'9" (2.66m) x 8'8" (2.64m)

To the corner of the garden is a wooden summer house in excellent condition with windows and doors to the 2 aspects and French doors in the centre. External power and lighting have been provided. At the rear of the summer house but built-in to the structure is a further area to storage with a separate door. The shed part measures 8'8" x 4'5" and has lighting.



Driveway & Garage – 18'2" (5.54m) x 11'5" (3.47m)

Tarmac driveway provides ample off road car parking space and gives access to the front of the property.

The integral over-sized garage has an electric door to the front of the property and has pre lined walls and painted concrete floor. Two strip light fittings, various power points, uPVC double glazed window to the side aspect. Control sensor for electric door. Boiler located to one corner. Door leads to the utility room.

Note 1 – All light fitting, integrated appliances, floor coverings and blinds are included in the sale.