



22 Young Street, Burghead, IV30 5TU



We are delighted to offer this Spacious 2 Bedroom Terraced House located in the popular coastal village of Burghead.

The property provides good sized living accommodation. Comprising; Entrance Hallway, Lounge, Office Space, Kitchen/Diner, Utility Room, Shower room, 2 Double Bedrooms and a Cloakroom. The property benefits further from uPVC Double Glazing, Oil Central Heating, Courtyard Garden and Bothy.

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

Viewing is essential to fully appreciate the accommodation.

EPC Rating Band "D"

FIXED PRICE £170,000 (£5000 below HR)

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

Entrance Hallway- 5'2" (1.57m) x 3'10" (1.16m)

Entrance to the property is through a uPVC secure door with obscure glass panel and further matching overhead glass window that leads into the hallway. Pendant light fitting, single radiator, carpet to the floor. Door leads to the lounge, and a staircase leads to the 1st floor.



Lounge – 10'7" (3.22m) x 13'6" (4.11m)

Good sized lounge with a pendant light fitting, coved ceiling, smoke alarm and wall mounted bell chime. Multi-fuel burning stove set within a lovely fireplace finished with a polished granite hearth and inset which is finished with a timber surround. uPVC window with day and night roller blind, curtain pole and hanging curtains which overlooks the front aspect. Double radiator, various power points, TV and BT point. Open arch to the open plan dining area. Thermostat control. Further archway to the kitchen and multi panel glass door to the utility room.





Office Space – 9'6" (2.89m) x 7'4" (2.23m) narrowing to 3'11" (1.18m)

Open plan within the lounge there is a space suitable for an office arrangement. Pendant light fitting, uPVC double glazed window with venetian blind which overlooks the rear aspect, single radiator, carpet to the floor, double power point and Bt point. Corner cupboard with wall mounted coat hooks and carpet to the floor for storage.



Utility Room – 6'6" (1.97m) x 9'8" (2.94m)

Practical space for storage with wall mounted cupboards and space available for a tumble dryer. Built-in cupboard houses the consumer unit. Pendant light fitting, wood effect vinyl to the floor, control panel for central heating, single radiator, secure uPVC door with obscure glazed panel to the rear courtyard. Door to the Shower room.





Shower Room – 8'2" (2.49m) x 7'3" (2.2m)

Walk-in wet room with a low-level W.C, pedestal wash hand basin with chrome taps and mains operated shower with half height adaptable screen and further shower curtain. Wet wall around the shower and sink area. Wall mounted vanity unit. Ceiling light fitting, extractor fan, double radiator, wall mounted mirror and uPVC obscure double-glazed window with roller blind to the rear aspect.

Kitchen/ Diner - 10'6" (3.2m) x 16'7" (5.06m) narrowing to 8'7" (2.61m) at dining area

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface which is complimented by ceramic tiled splash back to the walls. Integrated appliances include a Zanussi under counter oven, 4 ring electric hob and overhead stainless-steel chimney style extractor hood. Dishwasher, fridge, freezer and washing machine. Various power points, recess spotlights to the ceiling, woof effect vinyl to the floor. uPVC double glazed window with roller blind to the rear aspect. Open archway to the dining area which has a 4-bulb ceiling light fitting, large double radiator, Tv and various double power points. Wood effect vinyl.





Staircase & Landing

A carpeted staircase with a pine balustrade and spindles and further wall mounted handrail provides access to the 1st floor accommodation. The landing has a double glazed velux window to the rear aspect, pendant light fitting, smoke alarm, loft access and power point. Carpet to the floor. Area to built-in storage. Doors lead to the 2 Bedrooms and Cloakroom.



Bedroom 1 – 10'4" (3.15m) x 11'0" (3.35m) plus wardrobe recess

Double Bedroom with pendant light fitting, double radiator, carpet to the floor, various power points. Built-in double wardrobe fronted by mirror sliding door provides shelved storage. uPVC double glazed window with roller blind to the front aspect.



Bedroom 2 - 14'5" (4.39m) narrows to 8'9" (2.66m) x 13'5" (4.08m)

Double Bedroom with pendant light fitting, radiator, carpet to the floor, TV point and various power points. Built-in double wardrobe fronted by mirror sliding door provides part shelf and hanging storage. uPVC double glazed window with roller blind to the front aspect.



Cloakroom - 4'2" (1.26m) x 4'3" (1.28m)

Low level W.C, pedestal wash hand basin with tiled splashback, tile effect vinyl to the floor, wall mounted medicine cabinet front with mirror door. Ceiling light fitting, extractor fan and chrome accessories.



Courtyard & Bothy

The rear courtyard provides access to the bothy and is laid to concrete. This is also a right of access for the neighbour to access the bothy.

The Bothy is a shared unit with a concrete floor and stone built walls with a timber frame roof finished with slate tiles. Two windows. Double power point. Timber ladder gives access to the rafters which are floored for storage. Oil tank is to one corner.



Parking

On street, car parking.

Note 1

All floor coverings, light fittings, blinds, integrated appliances and further white goods are included in the sale.

Council Tax Band Currently 'A'



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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Please call 01309 696296 for an appointment.