



7 St Aethans Close

BURGHEAD IV30 5GP



We have great pleasure in offering this superb 3 Bedroom Detached Bungalow 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.

The property offer spacious accommodation comprising; Entrance Vestibule, Hallway, Lounge with wood burning stove, Kitchen, Utility Room, Master Bedroom en-suite, 2 further Double Bedrooms and a Family Bathroom. The property benefits further from Double Glazing, Oil Central Heating, Enclosed Rear Garden and a Garage.

Viewing is essential to fully appreciate the spacious accommodation.

EPC Rating 'F'

OFFERS OVER £205,000

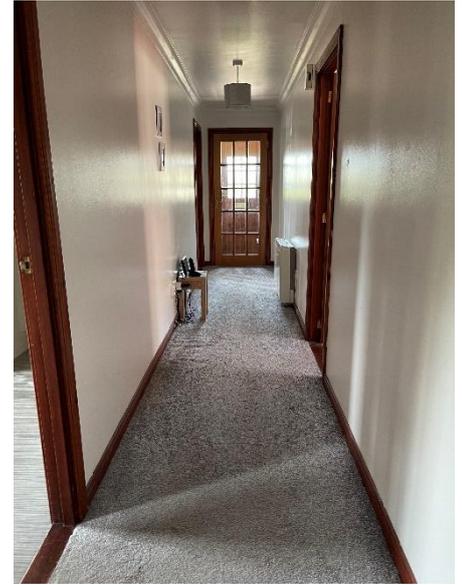
Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance Vestibule - 3'10" (1.16m) x 3'8" (1.11m)

The property is accessed through a secure wooden door with obscure glazed panel. Pendant light fitting, coved ceiling, carpet matting to the floor. Wall mounted coat hooks. Door with multi-panel glass panes leads to the hallway.

Hallway - 25'1" (7.63m) x 3'10" (1.16m) extends to 8'5" (2.56m) x 3'0" (0.91m)

Two single pendant light fittings, smoke alarm and coving to the ceiling. Loft access, wall mounted bell chime, storage radiator. BT and double power sockets. Carpet to the floor. Built-in storage cupboard which has partial shelving for storage and houses the mega flow tank. Doors lead to the Lounge, Kitchen, bedrooms and Bathroom.



Lounge - 13'1" (3.98m) x 17'9" (5.41m) within bay window

Spacious and well-presented Lounge with a pendant light fitting, coved ceiling, newly fitted carpet. Bay window with double glazed units with curtain poles which overlook the front aspect. Partial sea views. TV, BT and various power points. Wood burning stove. Multi panel glass door to the hallway and further door to the kitchen.





Kitchen - 13'1" (3.98m) x 9'9" (2.96m)

Modern Kitchen with a range of wall mounted cupboards and base units with a wood effect roll top work surface and ceramic brick tiled splash back. Integrated appliances include an electric eye level double oven and electric hob with stainless steel and glass overhead extractor. Stainless steel 1 ½ sink, drainer and chrome mixer tap. Space available for an American fridge freezer. Various power points, strip light fitting, vinyl to the floor, storage radiator and double-glazed window with a roller blind overlooks the side aspect. Open arch to the utility room.





Utility Room - 9'8" (2.94m) x 5'1" (1.54m) max measurement

Single base unit with wood effect roll top worksurface providing under counter space for a washing machine, stainless-steel sink with mixer tap and drainer and finished with a brick effect tile splashback. Strip light fitting, double glazed window with a roller blind to the side aspect. Secure wood door with glazed panel insert to the side garden. Dimplex radiator and vinyl to the floor.



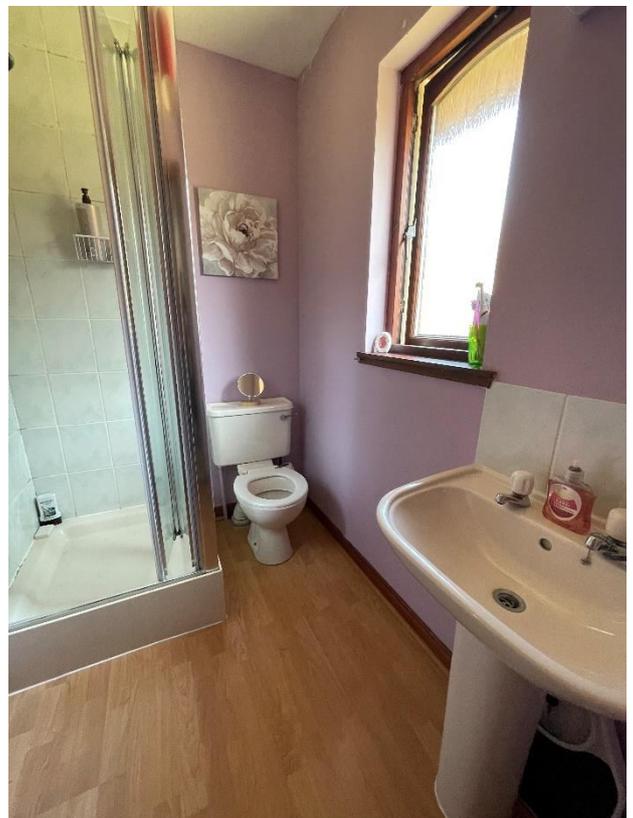
Master Bedroom 1 - 9'9" (2.96m) x 9'6" (2.89m)

Double Bedroom with single pendant light fitting, electric radiator, TV and various power points, carpet to the floor, built-in double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. Double glazed window with curtain pole overlooks the side aspect. Open arch to the en-suite access where there is a further light fitting and carpet to the floor.



En-Suite - 6'6" (1.97m) x 4'8" (1.41m)

Shower room has a low-level W.C, pedestal wash hand basin with chrome taps and ceramic tiled splash back to the walls. Shower enclosure with Mira electric shower, shower tray, tiled walls and retractable screen doors. Electric radiator, wood effect flooring, pendant light fitting, extractor fan, obscure double-glazed window to the side aspect.



Bedroom 2 - 9'10" (2.99m) x 9'9" (2.96m)

Double Bedroom with single pendant light fitting, electric radiator, various power points, carpet to the floor, built-in double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. Double glazed window with curtain pole overlooks the side aspect.



Bedroom 3 - 9'6" (2.89m) x 9'0" (2.74m)

Double Bedroom with ceiling light fitting, electric radiator, various power points, carpet to the floor, built-in double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. Double glazed window with roller blind, curtain pole overlooks the rear aspect.



Bathroom - 5'7" (1.7m) x 7'6" (2.28m)

Fitted bathroom with a low-level W.C, pedestal wash hand basin with chrome taps, ceramic tiled splash back, shaver light and wall mounted mirror. Bath with chrome taps and tiled splashback to the walls. Pendant light fitting, extractor fan, wood effect flooring and electric radiator. Obscure double-glazed window to the rear aspect.



Front and Rear Garden

The front garden is on two levels with a retainer wall laid with paving stones and chips providing off road car parking. Paved steps lead upto the front door. The side access is from the Utility with a paved pathway which wraps around the house. The rear garden is mainly laid to lawn with a part wall and timber fence boundary. Rotary Dryer.



Driveway & Garage

Tarmac and paved driveway to the front providing access to the garage.

The Garage has an up and over front door. Pre-lined walls and concrete floor. Double power socket. Fuse box. Strip light fitting and wall mounted shelving.

Note 1

All floor coverings, curtain poles, blinds and light fittings are all included in the price.

Council Tax Band "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.

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Please call 01309 696296 for an appointment
