



## **41 GRANT STREET, BURGHEAD, IV30 5UE**



We have great pleasure in offering this Traditional 2 Bedroom Semi-Detached Cottage located in the popular coastal village of Burghead.

The property is well located for local village amenities including local Shops, Services, Primary School and Cafes. The local harbour and stunning coastal beaches are also within proximity. The main Town centre of Elgin is approximately 6 miles drive away.

Accommodation comprises; Entrance Hallway, Lounge/Diner with Wood Burning Stove, Kitchen, Inner Hallway, Shower Room and Rear Utility Porch. The property benefits from uPVC Double Glazing, Oil Central Heating, Rear Utility Porch with access to the Courtyard styled Garden.

EPC Rating Band "E"

An internal viewing is strongly recommended to appreciate the location & accommodation on offer.

### **FIXED PRICE £155,000**

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

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**Entrance Hallway – 19'2" (5.84m) x 4'3" (1.28m) plus door access**

Entrance to the property is via a secure front wood door with glass panel insert, net voile and wall mounted curtain pole. Pendant light fitting, smoke alarm, single radiator with radiator shelf, carpet to the floor. BT point, single power point and wall mounted cupboard which houses the fuse box. Double glazed window with vertical blinds, window shelf overlooks the front aspect. Doors lead to the lounge/diner and 2 double bedrooms. Feature panel with glazed window draws light into the dining area.



**Lounge /Diner – 20'5" (6.22m) x 13'7" (4.13m) narrowing to the dining area 9'0" (2.74m)**

L-Shaped room to provide a lounge and dining area. The lounge has a Pendant light fitting, coved ceiling, heat detector, deep set windowsill with uPVC double glazed window, hanging vertical blinds that overlooks the front aspect. Focal point of the room is a wood burning stove set within a tiled hearth and inset with a timber shelf. Various double power points, TV, BT point, carpet to the floor and recessed alcove with part shelving. The dining area has a further pendant light fitting, double radiator, further window which overlooks the rear aspect. Feature window panel looks to the hallway. Ample space for a dining table and chairs. Doors lead to the Kitchen and rear hallway/shower room.









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**Kitchen – 8'10" (2.69m) x 7'5" (2.25m) plus doo access in.**

Fitted kitchen has two double wall mounted cupboards, base units with a roll top worksurface and ceramic tiled splashback to the wall. Oven with electric hob, washing machine and fridge/freezer. Stainless steel sink with chrome mixer tap and drainer. Alcove recessed space for a fridge/freezer and microwave. Under counter boiler to the corner. Various power points, 3 bulb ceiling light fitting, extractor fan and vinyl to the floor. uPVC double glazed window with vertical blinds overlooks the rear aspect. Heat detector, single radiator and wooden door with part glass leads out to the rear utility porch.





**Utility Porch – 4'0" (1.21m) x 6'4" (1.92m)**

Additional utility space created with an external wall and plastic corrugated roof, tiled flooring and secure door with glazed panel insert. Wall mounted shelf, Power extension.

**Inner Hallway – 3'5" (1.03m) x 3'3" (0.98m)**

Wall mounted light fitting, carpet to the floor, built-in storage cupboard and stop cock.

**Shower Room – 6'3" (1.89m) x 5'7" (1.7m)**

Modern fitted shower room with a low-level W.C, pedestal wash hand basin with chrome taps and wall mounted mirror and chore towel loop. Full height tiling to the walls. Corner shower enclosure with mains operated shower, wet wall finish to the walls, shower tray and retractable shower screen doors. Ceiling light fitting and painted wooden linings to the ceiling. Obscure double-glazed window to the rear aspect.





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**Bedroom 1- 13'10" (4.21m) x 9'3" (2.81m)**

Double bedroom with a pendant light fitting, loft access, carpet to the floor, double radiator, various double power points. Built-in double wardrobe fronted by wooden doors provides part shelf and hanging storage. uPVC double glazed window with deep window ledge, vertical blinds, curtain pole and hanging curtains overlooks the front aspect.



**Bedroom 2- 10'11" (3.32m) x 10'0" (3.05m)**

Double bedroom with a pendant light fitting, loft access via ramsay ladder, carpet to the floor, single radiator, various double power points, Tv point. uPVC double glazed window with vertical blinds and deep window ledge overlooks the rear aspect.





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## Courtyard

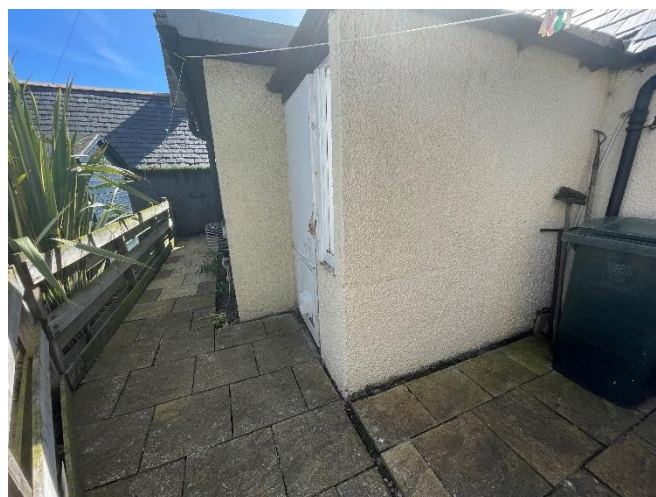
The garden is accessed from Rear Utility/ Kitchen. There is an area to paved pathway that leads along the rear of the house. Area to patio, washing line and access to the oil tank, bin storage. Outside tap. Small area to fence with secure gate. The property has a right of access over the neighbours' garden onto Grant Lane.



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

Note 2 – This property is available fully furnished.

Council Tax Band Currently "A"



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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.

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

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