



**77 Dunbar Street**  
**BURGHEAD IV30 5XQ**



We have great pleasure in offering this 2 Bedroom Semi-Detached Traditional built Cottage 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 comprises; Lounge, Hallway, Kitchen, Two Double Bedrooms and a Shower room. The property benefits further from Double Glazing, Electric Heating, Wood fired stove in the Lounge, Fully floored attic with power and lighting. Outside newly built Timber Shed for storage.

Viewing is highly recommended.

EPC Rating 'E'

**FIXED PRICE £95,000**

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

Entrance to the property is via a uPVC secure front door with obscure glazed inserts leading directly to the Lounge.

**Lounge - 13'9" (4.18m) x 12'1" (3.68m)**

Front facing lounge with uPVC double glazed window with curtain pole and hanging curtains, a large windowsill with built-in storage cupboards below housing the fuse box. 3 bulb ceiling light fitting to the ceiling, artex papered ceiling finished with coving, carpet to the floor, wood burning stove, TV and various power points. A multi panel glass door leads to the hallway.



**Hallway – 2'10" (0.85m) x 18'3" (5.56m)**

Low energy LED strip light fitting, smoke alarm, artex papered ceiling finished with coving. Wall mounted electric radiator, carpet to the floor, further pendant light fitting. Doors lead to the Kitchen, Bedrooms and Bathroom.



### **Kitchen - 5'0" (1.52m) x 10'6" (3.2m)**

Galley style fitted kitchen with a range of wall mounted cupboards and base units with a roll top wood effect work surface complimented by ceramic tiled splash back to the walls. Under counter space for a single oven, washing machine and slimline dishwasher. Freestanding space a fridge/freezer. Built-in electric hob and overhead extractor fan, stainless steel ½ sink with chrome mixer tap and drainer. Various power points, Low energy LED strip light fitting, laminate to the floor, artex papered ceiling finished with coving and a uPVC double glazed window with venetian blind overlooks the front aspect. Wall mounted floating shelf and further cabinet. A multi panel glass door leads to the hallway.



### **Bedroom 1 - 9'4" (2.84m) x 10'5" (3.17m)**

Double bedroom with a uPVC double glazed window with a shelved storage ledge which overlooks the front aspect. Carpet to the floor, single pendant light fitting, artex papered ceiling finished with coving, electric panel radiator, various power points. A built-in cupboard provides part shelf and hanging storage.



### **Bedroom 2 – 9'8" (2.94m) x 8'1" (2.46m)**

Double bedroom with a single pendant light fitting, artex papered ceiling finished with coving, carpet to the floor, single electric panel radiator, various power points and a uPVC double glazed window overlooks the front aspect. Access to a spacious loft.



### **Shower room - 6'2" (1.87m) x 5'1" (1.54m)**

Modern fitted 3-piece suite comprising of a corner shower cubicle with sliding doors, wet wall finish and mains operated shower. Low level W.C and pedestal wash hand basin. Mosaic vinyl to the floor, ceiling single light fitting, extractor fan, tiled walls throughout. Shaver point and a chrome heated towel rail.





## **Timber Shed**

A paved pathway with stone chip borders leads to the front access. The pathway continues to the side of the property where a pebble stone side lane provides access to the timber shed.

Newly built shed at the rear of the property for storage, and has an electrical supply with sockets, lighting and a workbench.



### **Note 1**

The property has been renovated to a good standard throughout with panel heaters, wood fired stove, all plumbing replaced, re-wiring and a new heatrae Sadia mains hot water system.

### **Note 2**

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





**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.

**FREE VALUATION** We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment