

CCL



57 King Street | Burghead | Elgin | Moray | IV30 5XG

www.cclproperty.com

57 King Street, Burghead, Elgin, Moray, IV30 5XG

- Superb 3 Bedroom Bungalow
- Ideal coastal location
- Living Room
- Breakfasting Kitchen
- 3 Double Bedrooms
- Bathroom
- Double Glazing & Oil Central Heating
- Garage
- Secluded garden to the rear

Summary

CCL are delighted to offer for sale this traditional and charming 3 Bedroom Bungalow in the popular coastal village of Burghead. The property offers spacious accommodation all on one floor, tastefully decorated throughout, all rooms are accessed from a long central hallway with Living room, modern breakfasting kitchen, Family Bathroom and 3 Double Bedrooms Garden to the rear is enclosed and has a lovely flag stone area with seating and a further area with artificial turf which provides access to the stone built garage and gives access to the gate at the rear. Ideal purchase for a young professional couple or as a family home.

Burghead is a popular seaside holiday destination due to its fine long sandy beach, walking trails and proximity to neighbouring golf courses, With a number of holiday lets and accommodation, a collection of local services, cafes and attractive small shops, both locals and tourists alike are well serviced. Moray has a relatively diverse economy with tourism, food processing, hospitality and retail sectors providing major sources of employment. There is also a significant MOD presence and unemployment levels are low. The Moray area offers rolling countryside, idyllic beaches, rugged glens, championship golf courses, salmon and sea trout fishing, Whisky Trails, seaside towns, markets burghs and turreted castles. The area boasts the most extensive and diverse tourist trade. Elgin, the administrative capital of Moray is a short drive by car and offers a vast array of amenities and facilities including Moray College UHI, quality schooling, supermarkets, leisure centre and a good range of independent shops and restaurants. The city is extremely well served through various established transport links including its





Property

Lovely traditional property with 3 Bedrooms, all on one floor and has light and airy rooms, tastefully decorated in a modern colour palette. All carpets and floor coverings, blinds and light fittings are to included in the sale.

Accommodation:

Entrance Hallway:

Exterior door to front provides access to the bright, long hallway, which has a storage cupboard and gives access to all accommodation.

Living Room: (4.81m x 3.53m)

A comfortable, elegant room with feature wall, beautiful wood floor and double aspect windows.

Kitchen: (3.56m x 3.56m)

A superb modern kitchen fitted with a good range of wall and base units in high gloss white with contrasting light wood work tops, incorporating a 1 ½ bowl sink and drainer, with matching wood effect splash back Integral oven, microwave, hob and chimney style cooker hood. Also, integral fridge, freezer and dishwasher, plumbing and space for automatic washing machine. Lovely breakfast bar with seating for four. Large window and door out to the rear garden.

Bathroom: (2.49m x 1.88m)

Fitted with a white 3 piece suite, with wash hand basin in vanity unit. Over bath shower with fitted screen door. Frosted window to the rear.

Bedroom 1: (4.31m x 2.87m)

Double bedroom with twin picture windows to the front. Large built-in double wardrobes with mirror sliding doors providing hanging and shelf space. Ample space for free standing furniture.

Bedroom 2: (3.98m x 2.95m)

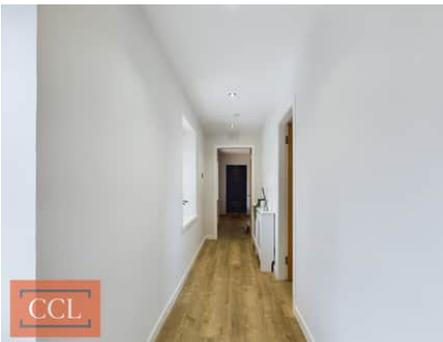
Double bedroom with picture window to the rear. built-in double wardrobes with louvre doors providing hanging and shelf space. Ample space for free standing furniture.

Bedroom 3: (3.00m x 2.86m)

Double bedroom with picture window to the rear. Built-in double wardrobe providing hanging and shelf space. Ample space for free standing furniture.

External

Lovely, secluded garden to the rear, half laid in flag stones the other half in artificial turf, has a superb sunny seating area, access door the stone built garage with up and over door. Path down the side to the rear access gate. Also, has oil tank for the heating.











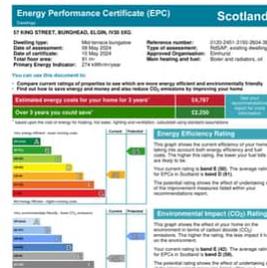


Approximate total area⁽¹⁾
80.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.