



Located in a central corner position this 3 bedroom bedroom home is within an enviable distance to the beach. This solid stone house is in excellent decorative order, and benefits from a rear garden, summer house and garden shed; it has double glazing, oil fired central heating and the lovely addition of a wood burning stove in the lounge. This lovely home is steeped in history and still has some original features. Burghead is an attractive fishing village boasting a picturesque harbour and lovely sandy beaches; the village also has its own primary school and is served well by secondary school buses for nearby Lossiemouth and Elgin. There is a post office, convenience store, a selection of public houses and a popular restaurant. The local GP Practice and pharmacy are supported by the nearest hospital 7 miles away in Elgin. The village has good transport links with regular buses to Elgin which has a train station for onward travel. Aberdeen and Inverness airports are 66 and 32 miles away respectively. Property Comprises Entrance Hallway, Large Family Lounge, Dining Room/Downstairs Bedroom, Kitchen/Diner, Staircase, Upper Landing, Two Double Bedrooms, Family Bathroom, Radiators in all rooms, smoke alarms, TV and BT points, rear garden, summer house, garden shed. Property Description Entrance/Hallway The white uPVC decorative door with decorative glazed inserts takes you into a well-proportioned hallway with light wood effect Laminate flooring, pendant light fitting, under stair storage and a good size window to the front aspect allowing natural daylight to flood in. Family Lounge 4.54m x 4.73m Large family lounge flooded with light from large windows to the front and side aspect one of which has three storage cupboards below. A multi-fuel burning stove with a tiled hearth is a lovely central feature to this spacious room, pendant light fitting, feature alcove with below storage and fitted carpet throughout. Kitchen/Diner 4.03m x 2.55m Good sized family dining kitchen with ample room for a small table and chairs. Cream shaker style wall, base and display units with complimentary laminate worktops; tiled splash back throughout, Zanussi four ring hob, halogen oven and grill with overhead extractor, space for a dishwasher, washing machine, free standing fridge/freezer (all included in the sale), tile effect floor covering. Good size window and a uPVC door to the rear garden. Dining Room/Downstairs Bedroom 4.97m x 3.08m Currently used as a dining room benefiting from a good size window to the front aspect, fitted carpet and pendant light fitting. Staircase/upper Landing The staircase is complimented with quality fitted carpet throughout benefiting from decorative open wooden spindles and solid wood hand rail, the spacious upper landing benefits from continuation of the stair carpet throughout, a storage/linen cupboard, and a good size window to the front aspect allowing natural daylight to the landing and stairwell; access to all rooms on the upper level. Bedroom 4.12m x 4.91m Flooded with natural daylight this double bedroom boasts dual aspect windows, fitted carpet, built in quad wardrobe with louver wooden doors, lovely period ceiling coving throughout and ample space for freestanding bedroom furniture. This room also has a large walk in cupboard that would make an ideal

en-suite room Bedroom 3.60m x 4.09m This double bedroom has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
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Bathroom 2.05m x 2.05m This bathroom has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Kitchen 3.05m x 3.05m This kitchen has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Living Room 3.05m x 3.05m This living room has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Dining Room 3.05m x 3.05m This dining room has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Breakfast Room 3.05m x 3.05m This breakfast room has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Hallway 3.05m x 3.05m This hallway has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Closets 3.05m x 3.05m This closet has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Storage 3.05m x 3.05m This storage has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Garden 3.05m x 3.05m This garden has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Garage 3.05m x 3.05m This garage has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Porch 3.05m x 3.05m This porch has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Front Porch 3.05m x 3.05m This front porch has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Back Porch 3.05m x 3.05m This back porch has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Terrace 3.05m x 3.05m This terrace has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Balcony 3.05m x 3.05m This balcony has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Patio 3.05m x 3.05m This patio has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Driveway 3.05m x 3.05m This driveway has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Fence 3.05m x 3.05m This fence has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Gates 3.05m x 3.05m This gates has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Furniture 3.05m x 3.05m This furniture has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Appliances 3.05m x 3.05m This appliances has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
White Goods 3.05m x 3.05m This white goods has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
Services 3.05m x 3.05m This services has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding
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