



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
Bedroom 3.05m x 4.09m And lovely view looking down the road. Family room 3.05m x 4.09m good carpet, large window, a four place raised
curved bay with matching side table, walk in shower cubicle, built in pedestal basin vanity units, with a green cistern, a good size double window, a
aspect with good flooring fitted in this room. In lovely home is shown all the contents (other than the above items) are included in the asking should be
kitchen with light. Other details are photographs can be viewed on the property For sale section of the Miller Stewart website. CIL Tax The current council tax
band on the property is band BENTRY. By mutual agreement.VIEWING: Viewing of this property is highly recommended and can be arranged through Mary Marshall
onOFFER: Should be submitted to Miller Stewart Solicitors and Estate Agents Fax 01606 340160IMPORTANT NOTES Interested parties are advised to notify their interest, in
writing, with Miller Stewart Solicitors and Estate Agents, as a closing date for offers may be set. These particulars, whilst believed to be correct, do not and cannot form
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