



**23 McDonald Crescent
Burghead, IV30 5UX**



We are delighted to offer this Spacious 3 Bedroom Detached Bungalow with a Garage located in the popular coastal village of Burghead.

The property provides good sized living accommodation inside and outside. Comprising; Entrance Vestibule, Hallway, Lounge, Kitchen, Dining Room, 3 Double Bedrooms and a Family Bathroom. The property benefits further from uPVC Double Glazing, Oil Central Heating, Enclosed Front & Rear Garden. Single Garage.

Well located for local village amenities including local shops, services and primary school. Wooded area across the road offering lovely walks. The local harbour and stunning coastal beaches are also within proximity. The main town centre of Elgin is approximately 6 miles drive away.

Viewing is essential to fully appreciate the accommodation.

EPC Rating Band "D"

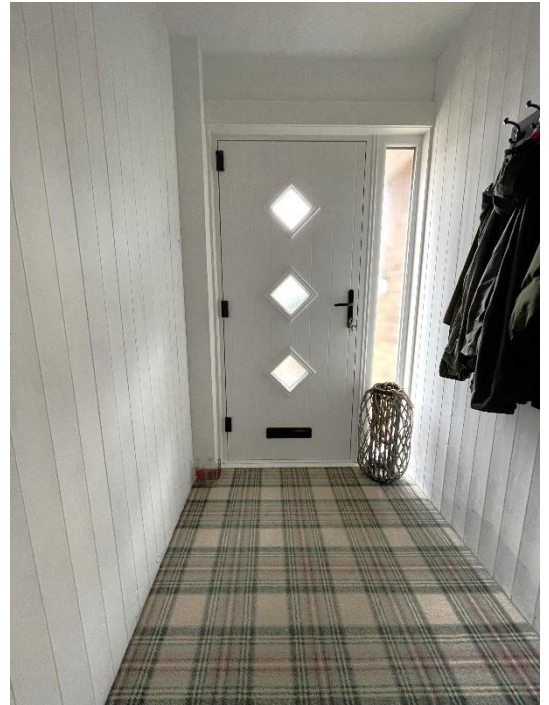
OFFERS OVER £230,000

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

Entrance to the property is through a composite new door with multi-glass panels that leads into the vestibule.

Entrance Vestibule - 4'7" (1.38m) x 5'2" (1.57m)

Led light fitting to the ceiling. Carpet to the floor. Wall mounted coat hooks. Door with side obscure glazing leads to the Hallway.



Hallway- 23'10"(7.26m)x 4'8" (1.41m) extending to 7'9" (2.35m)

Lovely wide hallway which provides access to the Lounge, Dining Room, Bedroom and Bathroom. 2 recess light fittings to the ceiling, smoke alarm, loft access, carpet to the floor, two radiators, various double power points and BT point.



Lounge - 19'6" (5.94m) x 12'6" (3.81m)

Lovely bright and spacious sitting room with recess light fittings to the ceiling that are operated on a dimmer switch. The ceiling is finished with artex and coving. Smoke alarm, carpet to the floor, TV, BT and various power points. Single radiator with radiator cover. Large uPVC window with hanging blinds and curtains overlooks the front aspect. Further side window with matching curtains to the side.



Kitchen - 9'6" (2.89m) x 9'5" (2.86m)

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top work surface and ceramic tiled splashback to the walls. Integrated appliances include an eye level double oven, electric hob with overhead extractor fan and stainless-steel 1 ½ sink with chrome mixer tap and drainer. Various power points, recessed light fittings within an artex finished ceiling. Tile effect vinyl to the flooring. uPVC window with vertical blinds overlooks the side aspect. Door to the utility room.



Dining room – 11'5" (3.47m) x 9'5" (2.86m)

Open arch to the kitchen. Artex ceiling with recessed light fitting. Tile effect vinyl to the floor, double radiator with a radiator cover. Tv point, double and single power point. uPVC double glazed window with vertical blinds, curtain pole and hanging curtains overlooks the front aspect.



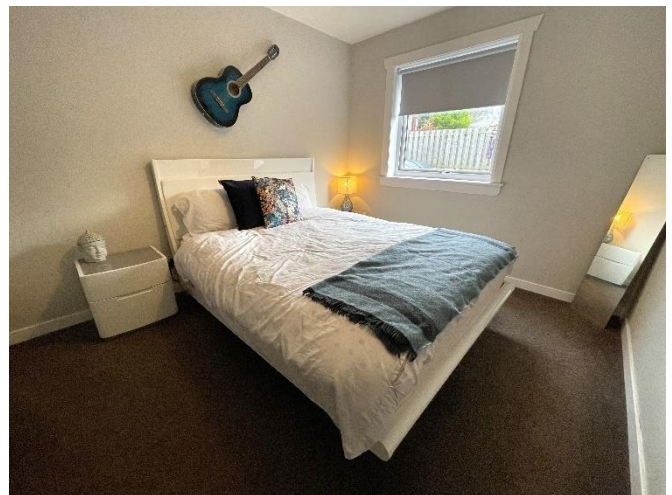
Utility Room – 5'10" (1.77m) x 9'5" (2.86m)

A space commonly utilised as a utility with space to accommodate a washing machine, tumble dryer, and other white goods. Double wall mounted cupboard, fuse box, pendant light fitting, artex ceiling and double power point. uPVC door with double glazed glass panel and side glazed window provides access to the side aspect.



Bedroom 1 -9'6" (2.89m) x 13'5" (4.08m)

Double Bedroom with uPVC double glazed window with roller blind to the rear aspect. Single pendant light fitting to the ceiling. Fitted carpet to the floor. Single radiator and various power points.



Bedroom 2 - 15'6" (4.72m) x 9'5" (2.86m)

Double Bedroom with uPVC double glazed window with roller blind to the rear aspect. Single pendant light fitting to the ceiling. Fitted carpet to the floor. Single radiator with radiator cover and various power points.



Bedroom 3 - 7'9" (2.35m) x 10'0" (3.05m)

Double Bedroom with uPVC double glazed window with roller blind to the rear aspect. Single pendant light fitting to the ceiling. Fitted carpet to the floor. Single radiator and double power point.



Family Bathroom - 5'7" (1.7m)x 9'6" (2.89m)

Bathroom with low level WC, pedestal wash hand basin with chrome taps and bath with chrome taps and showering head attachment. Mid height tiling to the walls. Wall mounted medicine cabinet. Recessed shower enclosure with shower tray, full height tiling and mira electric shower. Single radiator, two light fittings to the artex finished ceiling, vinyl to the floor and an obscure uPVC double glazed window to the side aspect.



Front, Side and Rear Garden

The front garden is mainly laid to stone chips with paving slabs providing access along the front. Retained within a dyke wall and fence with secure gate. Paved pathway leads to the stepped access at the front external porch. One side is fully enclosed with a fence boundary and has paved and stone chip pathway leading to the utility door, oil fired boiler and to the rear oil tank. The rear garden is raised with an area to drying which is finished with paving stones to one side and grass with established trees to the other. The larger part of the garden lies to the side where there is a large area of lawn, concrete and paved patio with summer house, further raised decking seating area and a pathway which leads to the garage and secure gates at the front access.



Driveway & Garage - 18'6" (5.64m) x 10'10" (3.3m)

Tarmac driving providing off street parking and Garage with up and over front door and service door to the rear of the property. Single light fitting and various power points. Window to the side aspect.

Note 1

All floor coverings, light fittings, integrated appliances are included in the sale.

Council Tax 'D'

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.

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.

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