



# 49 DUNBAR STREET, BURGHEAD IV30 5XQ



We are pleased to offer this superb, 2 bedroom traditional stone-built house located in the popular coastal village of Burghead.

Burghead has a variety of 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.

The accommodation has been tastefully upgraded and modernised; Comprising; Entrance Hallway, Lounge, Dining Kitchen, Double Bedroom, Further Bedroom and a Family Bathroom.

Further benefits of the property is Oil Central Heating, uPVC Double Glazing, Garden, Garage and Off Street Parking to the rear of the property.

Viewing is Strongly Recommended

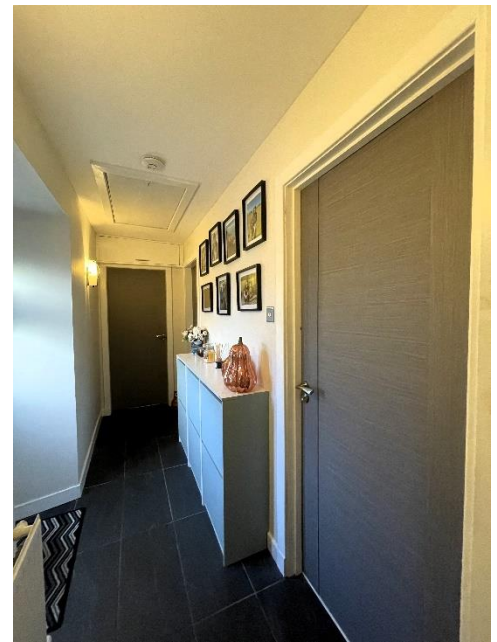
EPC Rating D

## **OFFERS OVER £195,000**

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

### **Entrance Hallway - 12'0" x 3'7"**

The property is accessed through a secure uPVC double glazed door with decorative glazed panels. Two wall mounted light fittings. Smoke alarm to the ceiling. Loft access to partially floored storage space. Small cupboard above head height housing the consumer units. Two shoe drop providing storage. Double radiator. One double power point. Ceramic tiling to the floor. Doors leading to the Lounge, Bedrooms and Family Bathroom.



### **Lounge - 13'11" x 12'0"**

Nicely presented Lounge with a feature media wall incorporating two alcoves with lighting, decorative wood storage, tv point and wood burner with slate hearth and wooden mantel. Ceiling light fitting. Laminate to the floor. Window to the front aspect with roller blind. Various power points. Double radiator. Access to Dining Kitchen.





**Kitchen/Dining Area - 26'1" narrowing to 7'8" x 13'10" narrowing to 4'11"**

Fully fitted Kitchen with a range of base units and wall mounted cupboards. Single oven however there is room to accommodate a double oven (currently housing the microwave), 4 ring electric hob and overhead extractor. Space to house an integrated fridge and freezer, currently being used as a larder cupboard. Composite sink, drainer and mixer tap. Integrated washing machine and tumble drier. Window to the front aspect with roller blind. Shelving unit. Space available for a large American fridge freezer.

The Dining Area has space available to accommodate a dining table and chairs. Double uPVC double doors leading out to the Garden at the rear of the property, with chrome curtain pole. Various power points. BT point. Feature wooden shelves. Laminate to the floor. 3 recessed spotlights and light fitting. Wall mounted radiator.





**Bedroom 1 - 11'0" x 13'6" (maximum measurement)**

Double Bedroom with window to the front aspect with chrome curtain pole and roller blind. Light fitting to the ceiling. Carpet to the floor. Single radiator. Various power points. Wardrobes offering ample storage space.



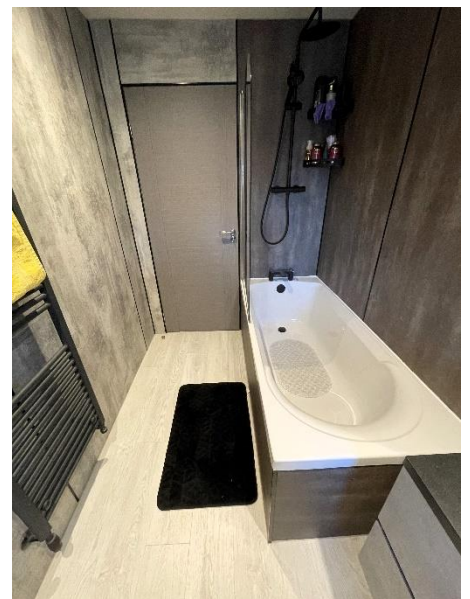
## **Bedroom 2 - 9'9" x 8'2" (maximum measurement)**

Single Bedroom with window to the rear aspect with roller blind and chrome curtain pole. Carpet to the floor. Single light fitting to the ceiling. Double radiator and various power points.



## **Family Bathroom - 5'4" x 9'9"**

Modernised Bathroom with a bath and overhead shower and rain shower attachment & screen. Wash hand basin with mixer tap within a vanity unit and WC with a concealed cistern. Wet wall finish. Four recessed spotlights to the ceiling. Laminate to the floor. Storage unit. Wall mounted illuminated light. Wall mounted radiator. Recessed window to the rear aspect with roller blind.



## **Garden, Driveway & Garage**

Easily maintained garden to the rear, commences with a locked blocked seating area and the remainder of the garden laid to paving slabs. The Garden has a part wall and fence boundary. Timber Garage with off street parking available with vehicle access from Dunbar Lane.



### **Note 1**

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

**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