



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**19 Park Street, Burghead, IV30 5UG**  
**Offers over £185,000**

Charming three bedroom semi-detached house located in the picturesque coastal village of Burghead, just a stone's throw from the shoreline and within walking distance to the Harbour, Beach and local amenities. The accommodation comprises entrance hallway, lounge, dining kitchen, utility room, three bedrooms (one on the ground floor) and bathroom. The property, which is in walk-in condition, further benefits from double glazing, electric heating, fully enclosed garden and stone outhouse.

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### ENTRANCE HALLWAY



Wooden and glazed door; ceiling light fitting; fitted carpet; staircase to first floor; door to lounge; door to dining kitchen.

### LOUNGE

17'1" x 12'11" (5.22m x 3.95m)



Window to King Street; ceiling light fitting; fitted carpet; multi-fuel stove with fireplace surround; door to bedroom 3.

### BEDROOM 3

10'0" x 9'8" (3.07m x 2.96m)



Window to rear; ceiling light fitting; fitted carpet; built-in storage cupboard.

### DINING KITCHEN

12'6" x 9'5" (3.82m x 2.88m)



Window to front; inset ceiling spotlights; wood effect flooring; multi-fuel stove with fireplace surround; modern fitted kitchen with built-in electric oven; four-ring electric hob; hood; door to utility room.

### UTILITY ROOM

10'6" x 5'10" (3.21m x 1.78m)



Window to rear; ceiling light fitting; wood effect flooring; fitted base and wall units to match the kitchen; sink and drainer; plumbing and space for washing machine; space for fridge freezer; spacious under-stair storage cupboard; uPVC and glazed door to rear garden.

### STAIRCASE & LANDING

11'7" x 6'3" (3.54m x 1.91m)



Window to rear; fitted carpet; ceiling light fitting; hatch to loft space; wall mounted cabinet housing electric consumer units.

### BATHROOM

8'9" x 7'5" (2.69m x 2.28m)



Window to rear; ceiling light fitting; wood effect flooring; built-in shower cubicle with mains fed shower; bath; WC; vanity mounted sink with fitted mirror cabinet; built-in cupboard housing hot water cylinder tank; wall mounted chrome heated towel radiator.

### BEDROOM 2

13'0" x 7'8" (3.97m x 2.35m)



Window to front; ceiling light fitting; fitted carpet.

**BEDROOM 1**

16'5" x 12'0" (5.02m x 3.66m)



Window to King Street; ceiling light fitting; fitted carpet.

**OUTSIDE**



A wooden gate provides access to the fully enclosed garden which is mainly laid to paving and gravel; stone outhouse; wooden shed; wooden log store.

**NOTES**

Included in the asking price will be all carpets and fitted floor coverings, all blinds, all light fittings, all bathroom fittings, the built-in oven, hob and hood in the kitchen and the wooden shed, wooden log store and stone outhouse in the garden.

The free-standing fridge and freezer are available by separate negotiation.

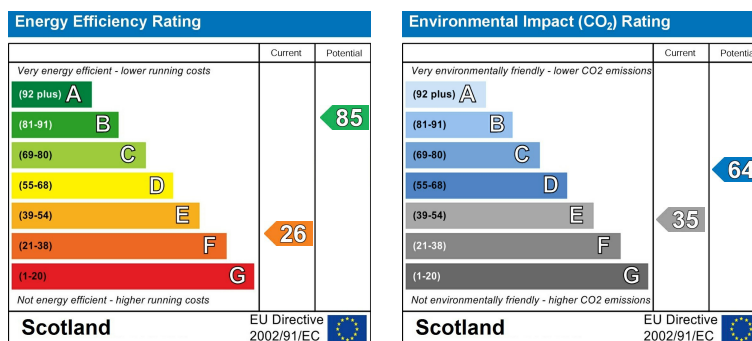
Council Tax Band: C

Viewings: Contact selling agent on 01343 555150

## Area Map



## Energy Efficiency Graph



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