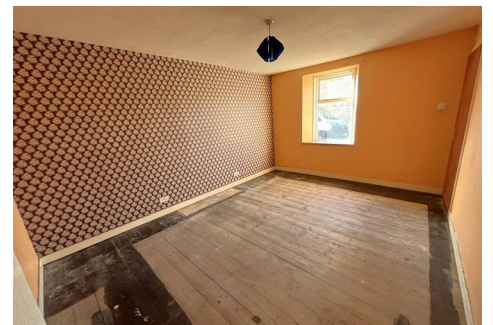




**Harper
Macleod LLP**
Estate Agents & Solicitors



47 Dunbar Street, Burghead, IV30 5XQ
Offers over £90,000

Traditional three bedroom mid-terraced house situated in the coastal village of Burghead. The property is within close proximity to Burghead Primary School and local amenities and only a short walk to Burghead's beautiful sandy beaches. The accommodation comprises: entrance hallway, lounge, kitchen, three bedrooms and bathroom. The property, whilst in need of upgrading, further benefits from double glazing, solid fuel heating and rear courtyard.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY

UPVC entrance door, ceiling light fitting, fitted carpet, door to bedroom, door to lounge, staircase to first floor.

BEDROOM 1

14'9" x 10'10" (4.52m x 3.31m)



Window to front, wooden floorboards, ceiling light fitting.

LOUNGE

15'1" x 11'3" (4.60m x 3.43m)



Window to front & rear, ceiling light fitting, two wall light fittings, fitted carpet, stone fireplace with multi-fuel burning stove, door to kitchen.

KITCHEN

15'2" x 9'1" (4.63m x 2.78m)



Window to rear, skylight, UPVC door leads out to rear courtyard, fitted base & wall units, sink & drainer, built-in shelved storage cupboard, vinyl flooring & fitted carpet, ceiling strip light, inner hallway with recessed under stair storage with shelving and fitted carpet.

STAIRCASE & LANDING

Two wall light fittings, fitted carpet, hatch to the loft space.

BEDROOM 2

11'2" x 15'1" (3.41m x 4.60m)



Window to front, ceiling light fitting, fitted carpet.

BATHROOM

8'2" x 5'1" (2.51m x 1.55m)



Window to rear, ceiling light fitting, fitted carpet, WC, pedestal/sink, bath with Jade electric shower over.

BEDROOM 3

11'9" x 9'8" (3.59m x 2.96m)



Window to front, fitted carpet, ceiling light fitting, built-in storage cupboard with shelving and housing the hot water tank & electric consumer units.

OUTSIDE



Private rear courtyard which is fully enclosed and laid with gravel & paving. There is a right of access across no. 8A Dunbar Lane.

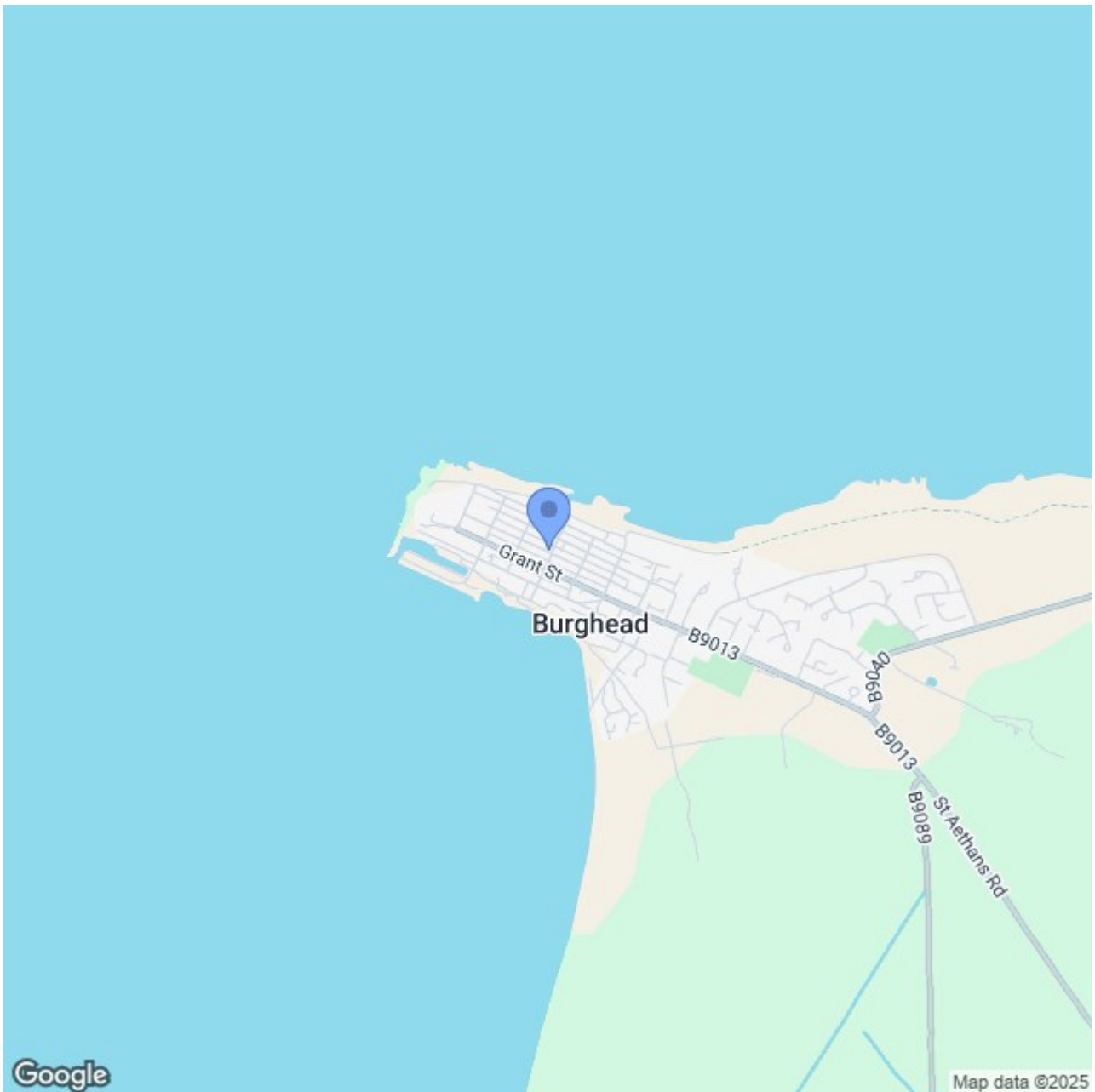
NOTES

Including in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings and kitchen fittings.

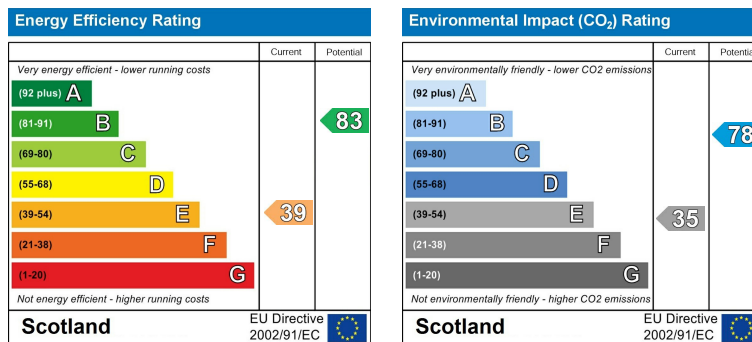
Council Tax Band: B

Viewings: Contact Selling Agent on 01343 555150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>