

**CLUNY** ESTATE  
AGENTS

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**\*\*REDUCED PRICE\*\*REDUCED PRICE\*\*REDUCED PRICE\*\***

18 Red Craig Drive, Burghead,  
IV30 5ZF



We are delighted to offer this beautifully presented three bedroomed detached Bungalow with garage located in the popular coastal village of Burghead.

DETACHED BUNGALOW

THREE BEDROOMS

FREEHOLD

POPULAR COASTAL VILLAGE

OIL FIRED CENTRAL HEATING

UPVC DOUBLE GLAZING

GARAGE (with electric roller door)

GARDENS

DRIVEWAY

COUNCIL TAX BAND D

EPC RATING C

**E1032**

Fixed Price  
£280,000

This well presented three bedroomed detached Bungalow which is in walk-in condition throughout is situated within a short walking distance of all local amenities of the picturesque seaside village of Burghead, boasting a stunning harbour, beach and scenic coastline. The well proportioned property benefits from UPVC Double Glazing and Oil Fired Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with window to the front allowing natural light to flood in, modern fully fitted high spec.

Kitchen with a good selection of wall and base mounted units, integrated dishwasher, electric hob, double oven, extractor hood and patio doors leading out to the back garden. There is ample room for a family sized dining table to facilitate all of your informal dining requirements, Utility Room, three good sized Double Bedrooms with built in double wardrobes providing ample storage, nicely decorated En-Suite Shower Room with walk-in shower cubicle and under sink storage and stylish Family Bathroom with three piece suite in white, corner Shower Cubicle, heated towel ladder and under sink storage.

Outside, the property sits in well maintained gardens to both front and rear. The rear garden has been slabbed for ease maintenance. Driveway and Garage with electric roller door.

This is an immaculately presented property situated in an enviable location and an internal viewing is highly recommended to appreciate the spacious accommodation and attractive décor on offer.

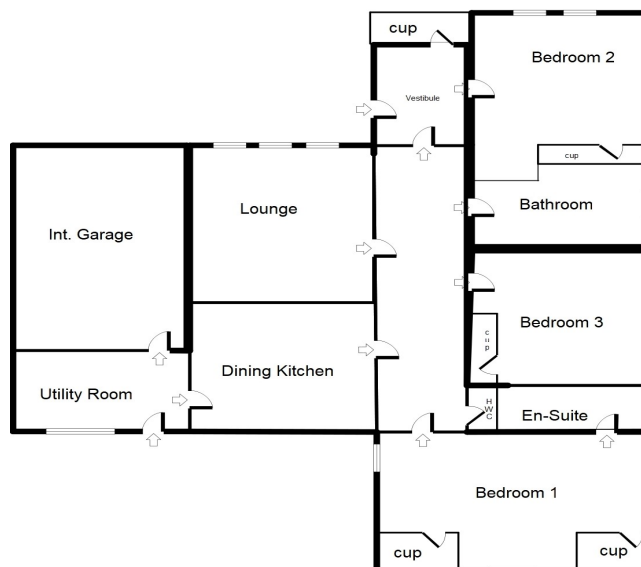






If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Vestibule: 2.15m x 1.47m (7'1" x 4'10")
- Lounge: 4.46m x 4.02m (14'8" x 13'2")
- Hallway: 7.75m x 1.37m (25'5" x 4'6")
- Kitchen: 4.07m x 3.18m (13'4" x 10'5")
- Utility Room: 3.50m x 2.08m (11'6" x 6'10")
- Bedroom 1: 4.75m x 3.37m (15'7" x 11'1")
- En-suite: 2.70m x 1.20m (8'10" x 3'11")
- Bedroom 2: 3.18m x 2.87m (10'5" x 9'5")
- Bedroom 3: 3.18m x 2.27m (10'5" x 8'11")
- Bathroom: 3.24m x 2.44m (10'7" x 8'0")
- Garage: 5.53m x 3.49m (18'2" x 11'6")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.