

37A King Street, Burghead, IV30 5XA



We are delighted to offer this one bedroom First Floor Flat situated in the popular coastal village of Burghead.

FIRST FLOOR FLAT
ONE BEDROOM
PRIVATE ENTRANCE
FREEHOLD
POPULAR COASTAL VILLAGE
ELECTRIC HEATING (PANEL & STORAGE)
TIMBER & UPVC DOUBLE GLAZING
STREET PARKING
SHARED GARDEN & COURTYARD
COUNCIL TAX BAND A
EPC RATING D

F360

Offers Over
£75,000

This well presented one bedroom First Floor Flat is located in the popular coastal Village of Burghead which boasts a scenic coastline, beach and stunning harbour. The well proportioned property benefits from Timber & UPVC Double Glazing together with Electric Heating (storage and panel).

The good sized accommodation comprises: bright and spacious Lounge incorporating a wood burning stove to the centre of the room creating a lovely focal point, modern Kitchen/Diner benefitting from wall and base mounted units, an integrated oven and hob together with ample room to accommodate a family size dining table, a good sized double bedroom and Shower Room with large walk-in shower cubicle incorporating an electric shower.

Outside, the property benefits from a shared garden and courtyard.

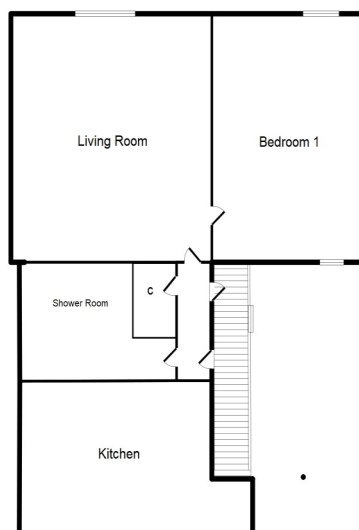
An internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.





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

- Lounge: 4.65m x 3.60m (15'3" x 11'10")
- Hallway: 2.21m x 0.99m (7'3" x 3'3")
- Kitchen/Diner: 3.49m x 4.04m (11'5" x 13'3")
- Bedroom 1: 4.65m x 2.83m (15'3" x 9'3")
- Shower Room: 2.31m x 2.15m (7'7" x 7'1")



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.