

4 Fountain Court, Burghead, IV30 5PZ



This charming one bedroom ground floor apartment is situated in the highly sought after coastal village of Burghead. The area offers a picturesque harbour, a selection of welcoming cafés and local shops together with a beautiful sandy beach perfect for scenic walks and outdoor relaxation.

ONE BEDROOM GROUND FLOOR APARTMENT

FREEHOLD

NICELY PRESENTED

POPULAR COASTAL VILLAGE

ELECTRIC STORAGE HEATING

UPVC DOUBLE GLAZING

SHARED PARKING

COUNCIL TAX BAND A

EPC RATING C

F406

Offers Over
£100,000

This well-presented one-bedroom ground floor apartment is situated in the popular coastal village of Burghead, just a short walk from the beach, cafés, local amenities, and other attractions. Offering well proportioned accommodation with the added benefits of UPVC double glazing and electric storage heating, it is an appealing choice for first-time buyers, investors, or those seeking a peaceful coastal retreat. The property features a bright and spacious lounge, a well appointed kitchen with a good range of wall and base units, an integrated oven and electric hob, a generous double bedroom with a built-in wardrobe providing ample storage, and a bathroom fitted with a three-piece suite, towel ladder, and shower over the bath.

This charming home enjoys an enviable location and viewing is highly recommended to fully appreciate the spacious accommodation on offer.





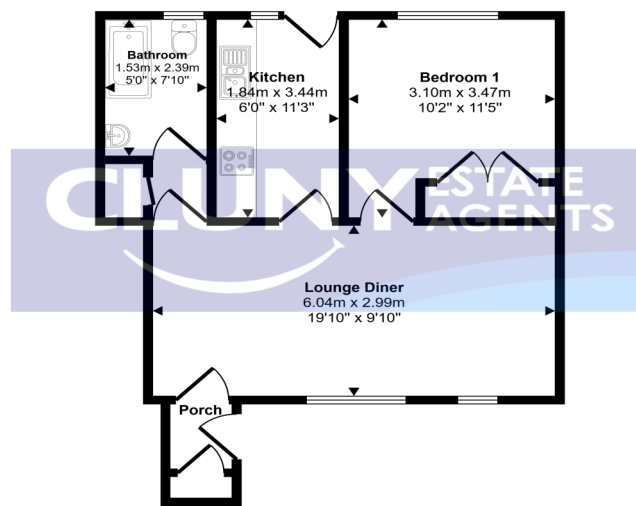
If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Lounge: 6.04m x 2.99m (19'10" X 9'10")
- Kitchen: 1.84m x 3.44m (6'0" x 11'3")
- Bedroom 1: 3.10m x 3.47m (10'2" x 11'5")
- Bathroom: 1.53m x 2.39m (5'0" x 7'10")

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability	O ₂	vodafone
Standard	5 Mbps	0.7 Mbps	✓	78%	73%
Superfast	67 Mbps	15 Mbps	✓	68%	67%
Ultrafast	1800 Mbps	220 Mbps	✓		

Approx Gross Internal Area
44 sq m / 474 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

