

CLUNY ESTATE
AGENTS

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BROCH HOUSE, 4 YOUNG STREET, BURGHEAD, IV30 5UB



This traditional and surprisingly large building is located on the corner of Young Street, in the popular coastal village of Burghead.

TRADITIONAL BUILDING
GOOD LOCATION
OIL CENTRAL HEATING
DEVELOPMENT PROJECT
EPC RATING D

Offers Over
£195,000

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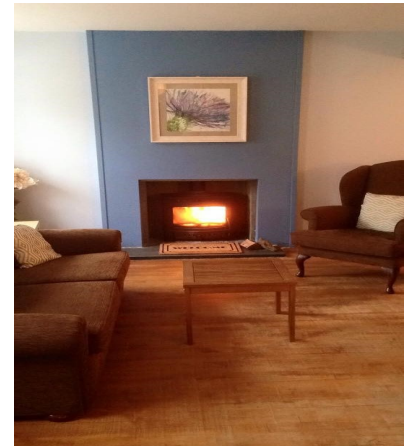
We are delighted to offer this traditional, surprisingly large building which is located on the corner of Young Street, in the popular coastal village of Burghead.



The Moray coast has miles of sandy beaches, picturesque harbours, dolphins, villages and towns. Drive inland to find Whiskey Distilleries, food and drink manufacturing, castles full of history, mountains to climb, forests to walk in and an abundance of wildlife. Bring your camera and a good pair of walking boots.



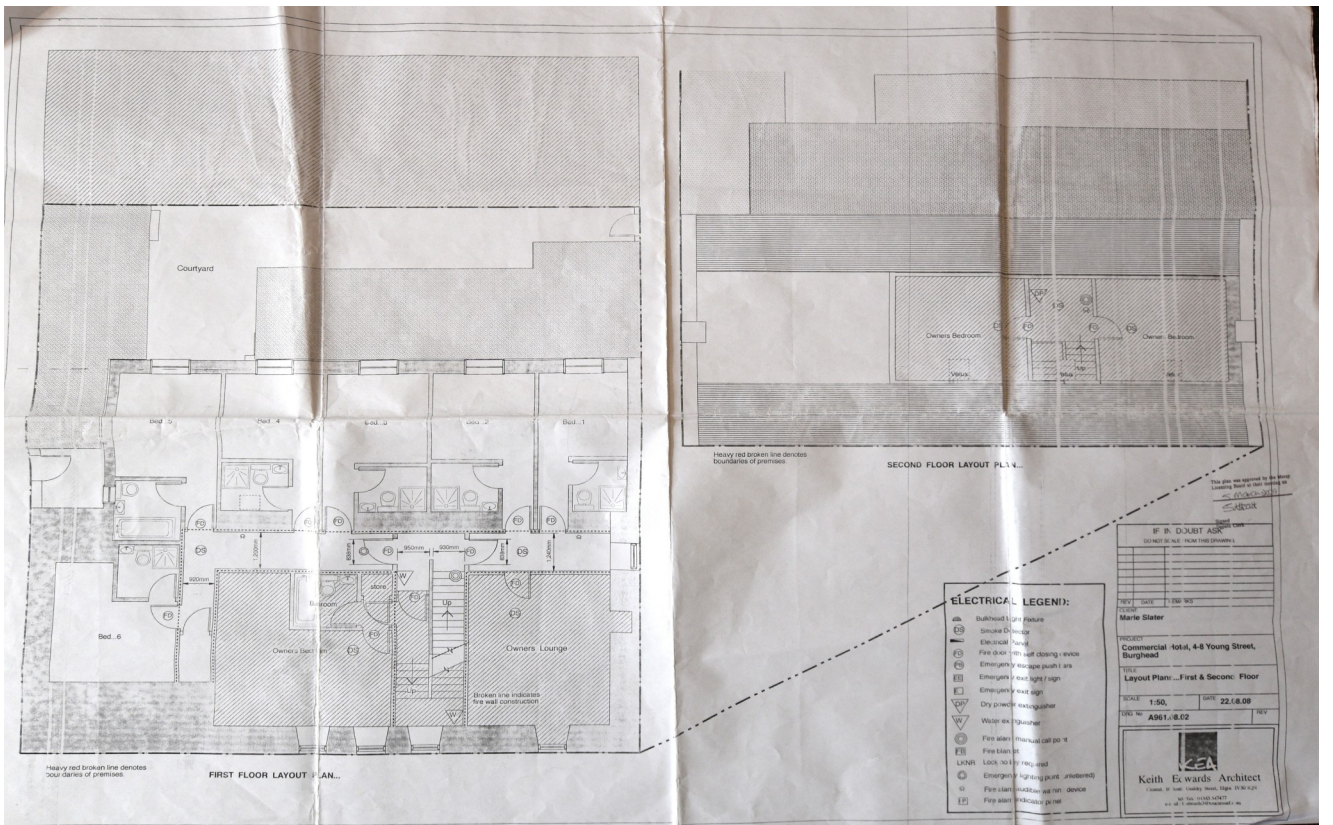
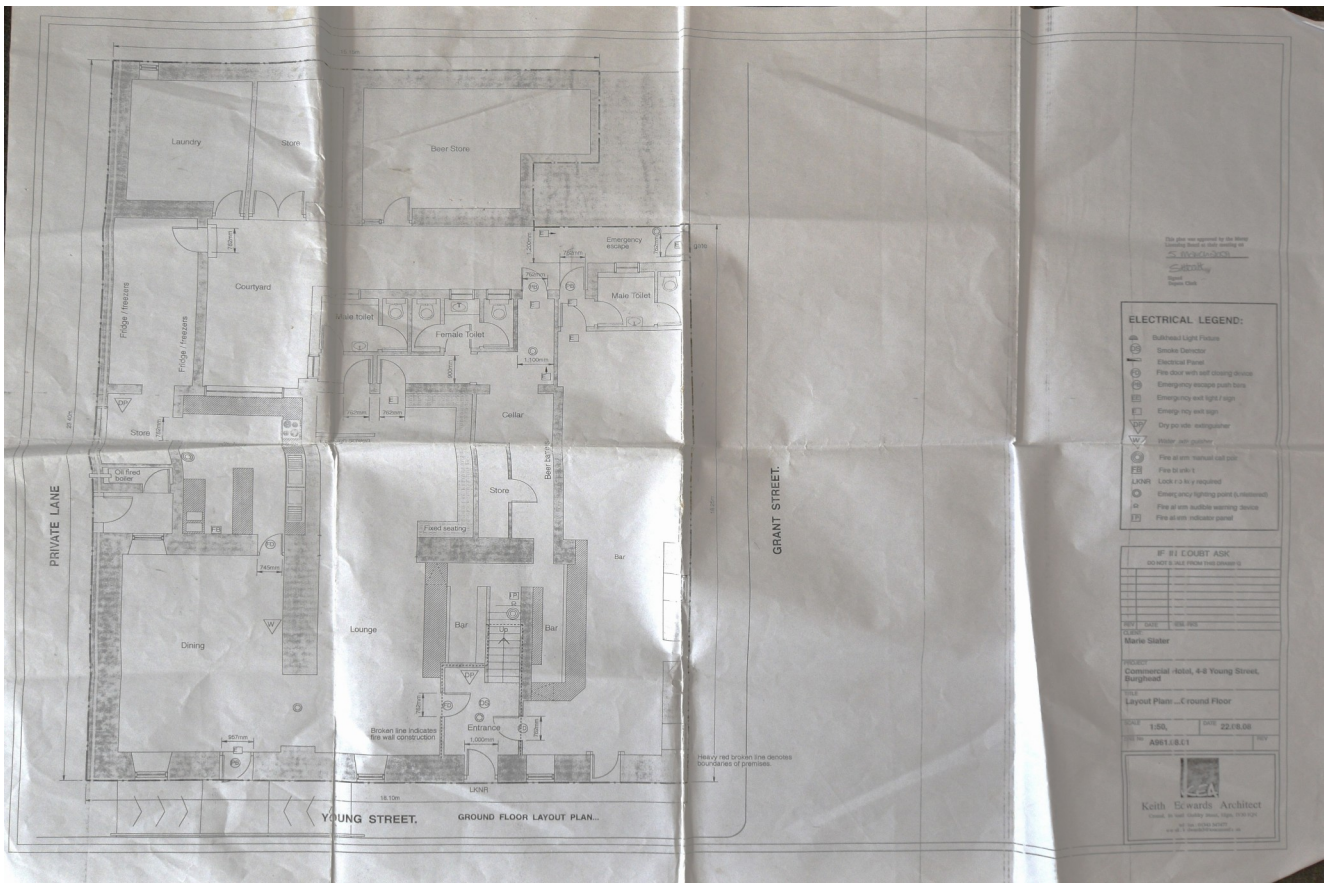
Broch House is being offered for sale as a development project. It is still fully licensed as a hotel and bar, however, renovations would be required to fully restore this offering. The building could also potentially be renovated into residential accommodation.



The village offers beaches, rock pools, harbour and dolphin spotting. The Headland Trust opens their Information Centre during the summer with constant requests for accommodation and food. There is a Primary School, Chemist, Hairdressers and General Store.



**** All internal photographs incorporated in the Schedule are from when the property was still in use as a hotel and bar****



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.