

## 8 Granary House, Burghead, IV30 5UA



We are delighted to offer this very rare opportunity to purchase a truly unique apartment situated in an enviable location in the popular coastal fishing village of Burghead. The property boasts spectacular panoramic sea views over the harbour and surrounding Moray Firth.

**TWO BEDROOM APARTMENT**

**MODERN KITCHEN**

**EXCELLENT CONDITION**

**ENVIABLE LOCATION**

**SPECTACULAR PANORAMIC SEA VIEWS**

**ELECTRIC HEATING**

**NEWLY FITTED DOUBLE GLAZING**

**COUNCIL TAX BAND A**

**EPC RATING D**

**F123**

**Offers Over  
£80,000**



The apartment is located within the popular historic fishing village of Burghead and is a short walk to all the local amenities including Shops, Pharmacy, GP Practice, Post Office and Café. The property boasts stunning views towards the harbour and surrounding Moray Firth and is situated within a short distance of both RAF Lossiemouth, Kinloss and the nearby market towns of both Forres and Elgin.



The property benefits from newly fitted double glazing and electric heating. The good sized accommodation comprises: Lounge, Kitchen, Two Double Bedrooms and Bathroom.

An internal viewing of this property is highly recommended to appreciate the internal décor and spectacular coastal views.



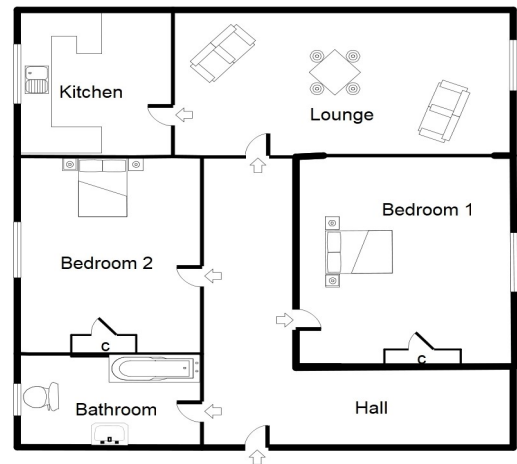
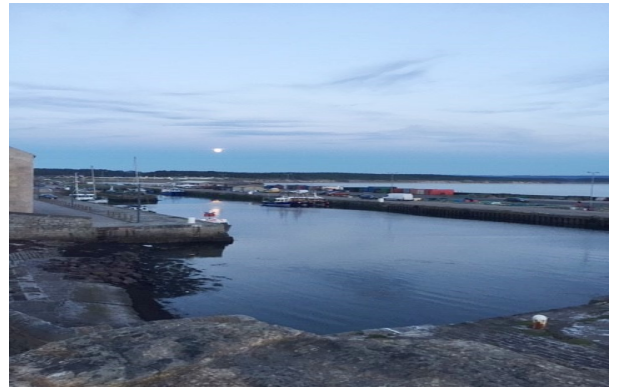
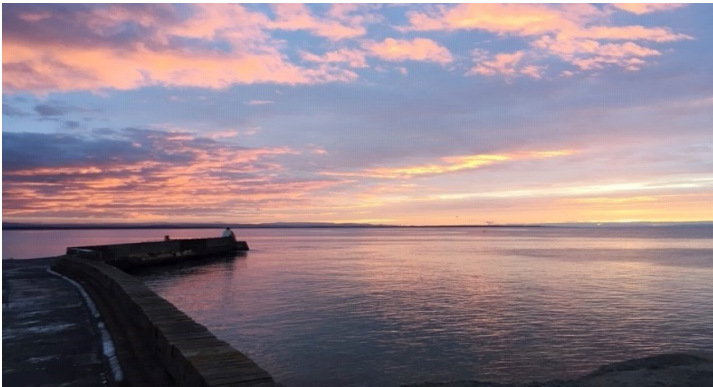
The front door opens to a spacious hallway which leads to all of the accommodation. The kitchen is a bright and airy room with large window to rear allowing natural light to flood in and has been fitted with modern beech effect wall and base mounted units, integrated Lamond oven and hob, contrasting black/grey marled worksurfaces and modern white splashback to walls, all of which are finished to a high standard. There are two good sized Double Bedrooms, each incorporating shelved cupboards providing ample storage facilities. The Master Bedroom is located to the front of the property and incorporates a large Velux window providing beautiful views over the Harbour and beyond. The Lounge is another good sized bright and airy room with scenic “picture” window providing stunning sea views. There is a spacious, modern family bathroom incorporating three piece suite in white, electric shower over bath and heated chrome towel rail.



This delightful apartment which is situated in an enviable location of the Moray coast provides miles of sandy beaches, picturesque harbours, villages and towns. The property is in walk-in condition throughout and would make a lovely home.

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

- Lounge: 4.05m x 3.32m (13'3" x 10'10")
- Kitchen: 2.57m x 2.49m (8'5" x 8'2")
- Bedroom 1: 3.34m x 2.52m (10'11" x 8'3")
- Bedroom 2: 3.11m x 2.35m (10'2" x 7'8")
- Bathroom: 3.07m x 1.70m (10'10" x 5'6")



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.

