

**CLUNY** ESTATE  
AGENTS

91 High Street, Forres, IV36 1AA

T

(01309) 673836

E

forres@clunys.co.uk

W

www.clunys.co.uk

57A Granary Street, Burghead,  
IV30 5UA



We are delighted to offer this traditional two bedroom Ground Floor Flat which is located within the heart of the coastal village of Burghead.

**GROUND FLOOR FLAT**  
**TWO DOUBLE BEDROOMS**  
**DOUBLE GLAZING**  
**ELECTRIC STORAGE HEATING**  
**COUNCIL TAX BAND A**  
**EPC RATING D**

**Valuation Price**  
**£75,000**

**F939**

We are delighted to offer this traditional two Bedroom Ground Floor Flat which is located within the heart of the coastal village of Burghead.



The property benefits from Double Glazing and Electric Storage Heating.



The good sized accommodation comprises: Hallway, large Lounge with laminate flooring and double windows allowing light to flood in, Kitchen with wood effect vinyl flooring, Two Double Bedrooms and a good sized bright Bathroom with three piece suite in white. Shared parking space.

This property would suit first time buyers or a buy to let.

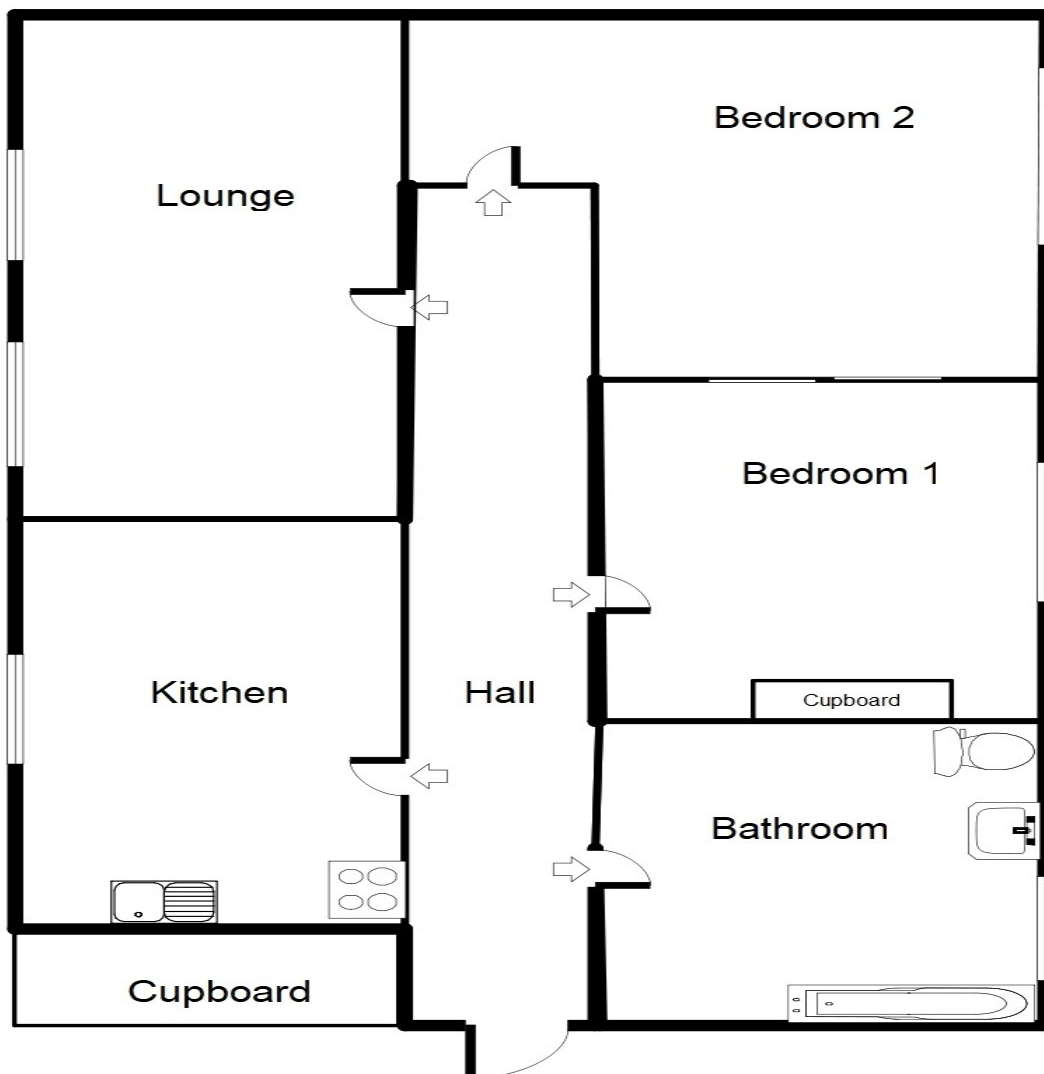
An internal viewing of this property is highly recommended to see the full potential of this property.





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

- Hallway: 4.72m x 0.91m (15'6" x 2'11")
- Kitchen: 3.28m x 2.97m (10'9" x 9'9")
- Bathroom: 2.28m x 1.69m (7'5" x 5'6")
- Lounge: 4.50m x 3.25m (14'9" x 10'8")
- Bedroom 1: 3.02m x 2.25m (9' 11"x 7'4")
- Bedroom 2: 2.93m x 3.25m (9'7" x 10'8")



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

**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.