

CLUNY ESTATE AGENTS

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57a Granary Street Burghead IV30 5UA



This traditional two bedroom ground floor flat is located within the heart of the historic coastal village of Burghead, within easy access of local amenities, beach and forest walks and the Moray Coast Trail.

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

**Offers Around
£75,000**

E807

This traditional two bedroom ground floor flat is located within the heart of the historic coastal village of Burghead, within easy access of local amenities, beach and forest walks and the Moray Coast Trail.

Benefiting from double glazing and electric storage heating, the good sized accommodation comprises: Hallway, spacious and light lounge with two large windows, kitchen, two double bedrooms, one with built-in wardrobe, and bathroom. There is a shared parking space.

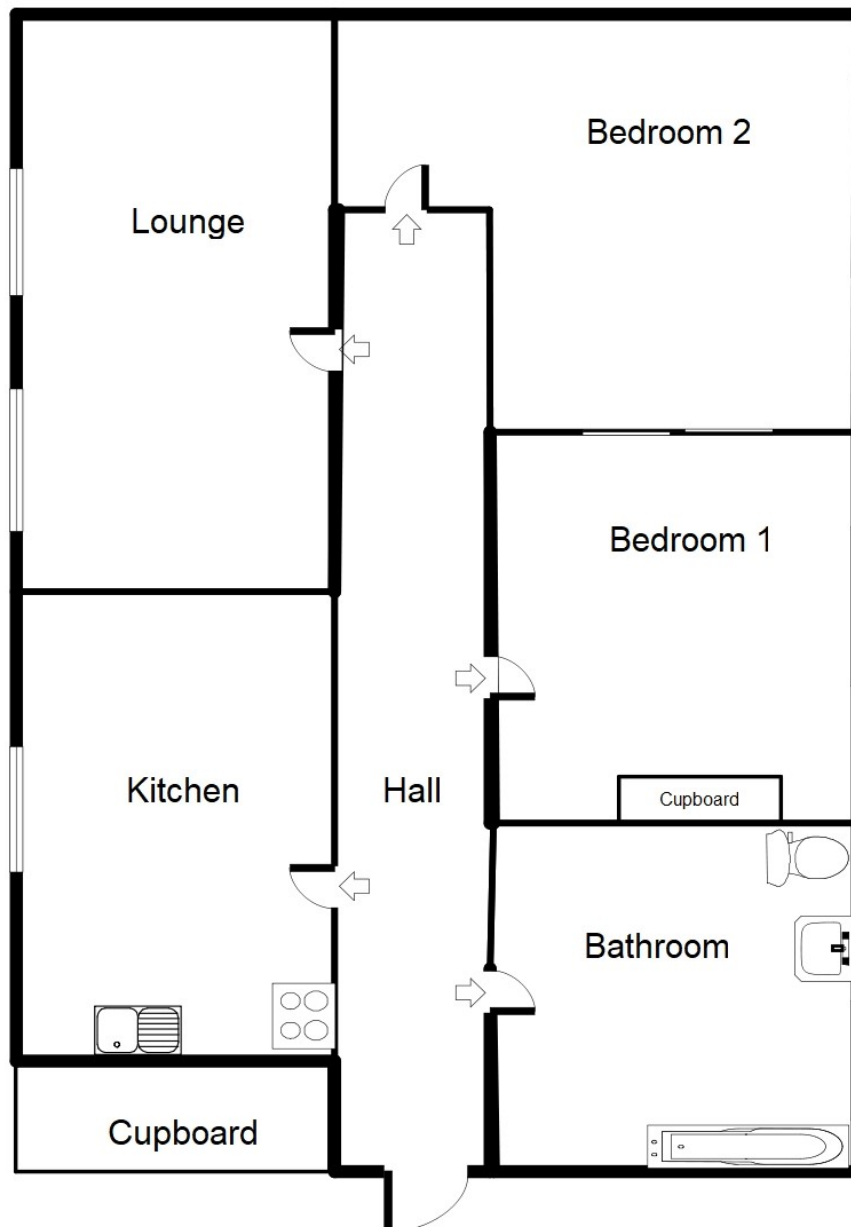
Ideal for a first-time buy or investment purchase, we highly recommend an internal viewing to appreciate the potential this property offers.





**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- 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 3.25m x 2.93m 10'8" x 9'7"



Please note: This floor plan is not to scale and is for representational purposes only

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.