

5 Thunderton Place, Elgin IV30 1BG



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Caledonia, 17 Headland Rise, Burghead IV30 5HA



This four bedroom detached house, built by Tulloch of Cummingston, is situated in a small, prestigious development in the coastal village of Burghead, close to forest walks and the Moray Coastal Trail

**DETACHED HOUSE
FOUR DOUBLE BEDROOMS
GARAGE AND DRIVEWAY
FRONT AND REAR GARDENS
OIL-FIRED CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND E
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£270,000**

E854

This four bedroom detached house built by Tulloch of Cummington, enjoys an elevated position in a small, prestigious development in the coastal village of Burghead, close to local amenities, forest walks and the Moray Coastal Trail.

In good decorative order, the spacious accommodation comprises: Entrance vestibule, wc, large living room with bay window, kitchen/diner with patio doors to the garden, and separate utility room with internal access to the garage and access to the rear garden. Upstairs are four double bedrooms, one with en suite shower room, and a family bathroom.

With storage throughout, the property benefits from oil-fired central heating and double glazing. A private driveway leads to the integral garage, and there are good sized front and rear gardens.

We highly recommend a viewing of this lovely family home.













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

• Lounge	5.61m x 4.19m	18'5" x 13'9"
• Kitchen/Diner	6.59m x 3.23m	21'8" x 10'7"
• Utility	2.90m x 2.27m	9'6" x 7'5"
• WC	1.69m x 1.11m	5'7" x 3'8"
• Bedroom 1	4.13m x 3.50m	13'6" x 11'6"
• En Suite	2.69m x 1.22m	8'10" x 4'0"
• Bedroom 2	3.43m x 2.92m	11'3" x 9'7"
• Bathroom	2.28m x 1.68m	7'6" x 5'6"
• Bedroom 3	4.40m x 2.89m	14'5" x 9'6"
• Bedroom 4	2.91m x 2.41m	9'7" x 7'11"
• Vestibule	1.18m x 1.07m	3'10" x 3'6"



Please note these floorplans are not to scale and are 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.