

## 2 GRANARY LANE, BURGHEAD, IV30 5XP



We are pleased to offer this delightful two bedroomed mid-terraced Bungalow situated in the popular coastal fishing village of Burghead.

**MID-TERRACED BUNGALOW**

**POPULAR COASTAL FISHING VILLAGE**

**TWO BEDROOMS**

**ELECTRIC HEATING**

**NEWLY FITTED UPVC DOUBLE GLAZING**

**SHARED PATIO**

**COUNCIL TAX BAND A**

**EPC RATING F**

**F178**

Offers Over  
£82,000

This delightful bungalow is located within the popular historic fishing village of Burghead and is a short walk to all local amenities including Shops, Pharmacy, Post Office, School and Café's as well as boasting a stunning Harbour and sandy beaches

Burghead is situated within a short distance of both RAF Lossiemouth, Kinloss and the nearby market towns of Forres and Elgin.



The bungalow benefits from electric panel heating, and recently installed UPVC double glazing. To the outside there is a shared patio area at the front providing an ideal space for catching the sun or entertaining.



This property would make an ideal holiday home or buy to let. The good sized accommodation comprises:- Lounge/Kitchen (with new Rointe Heater), Two good sized bedrooms and a shower room.

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



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



- Lounge/Kitchen: 4.4m x 3.4m (14'07" x 11'x 0")
- Bedroom 1: 3.4m x 2.5m (11'03" x 8'02")
- Bedroom 2: 2.6m x 2.7m ( 8'06" x 8'08")
- Shower Room: 1.5m x 1.8m ( 4'10 x 6'00")



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.