

CLUNY ESTATE
AGENTS

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62 Forteath Street, Burghead,
IV30 5XF



We are delighted to offer this three bedroomed detached house with garage situated in the popular coastal fishing village of Burghead.

DETACHED HOUSE
THREE BEDROOMS
DRIVEWAY
GARAGE
GARDEN
GOOD CONDITION
OIL CENTRAL HEATING
UPVC DOUBLE GLAZING
COUNCIL TAX BAND B
EPC RATING E
F189

Offers Over
£155,000

This delightful property is located within the popular historic fishing village of Burghead and is a short walk to all local amenities including Shops, Pharmacy, Post Office and Café. Burghead Harbour is located within close proximity providing a stunning beach and scenic coastline with picturesque views over the Moray Firth. The property is within a short commute of both RAF Lossiemouth and Kinloss with the market towns of Forres and Elgin located nearby.

The property benefits from UPVC Double Glazing and Oil Central Heating. The good sized accommodation comprises: bright and spacious Lounge with window to front and open fireplace creating a lovely focal point to the room, modern Kitchen with wall and base mounted units, electric oven and cooker hood, Three good sized Bedrooms and stylish Bathroom with three piece suite and walk-in shower cubicle. Outside, the property is laid to lawn with a driveway providing ample parking facilities and garage to front.

This property would make an ideal family home and an internal viewing is highly recommended.



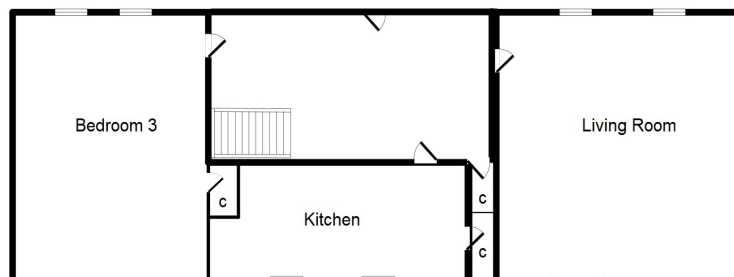


If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

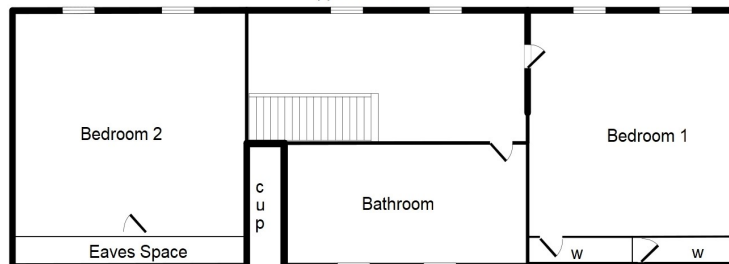
- Lounge: 4.50m x 2.83m (14'9" x 9'04")
- Hallway: 4.35m x 1.86m (14'3" x 6'1")
- Kitchen: 3.65m x 2.52m (12'0" x 8'3")
- Bedroom 1 (downstairs): 4.50m x 2.73m (14'9" x 8'11")
- Bedroom 2: 3.47m x 3.00m (11'5" x 9'10")
- Bedroom 3: 3.44m x 2.83m (11'3" x 9'3")
- Bathroom: 3.73m x 2.31m (12'3" x 7'7")
- Garage: 7.24m x 2.87m (23'9" x 9'5")



62 Forteath Street, Burghead
Ground Floor



Upper Floor



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.