

## 13 Keith Road, Burghead, IV30 5YJ



We are delighted to offer this immaculately presented three bedroomed semi-detached house situated in a quiet residential area of the coastal fishing village of Burghead.

SEMI-DETACHED HOUSE

THREE BEDROOMS

IMMACULATE CONDITION

QUIET RESIDENTIAL AREA

STUNNING COASTAL VIEWS FROM UPPER FLOOR

GARDENS

STONE SHED

DRIVEWAY

OIL CENTRAL HEATING

UPVC DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING E

F190

Offers Over  
£140,000

This immaculately presented property is in walk-in condition throughout and is situated within a short walking distance of all local amenities of the picturesque village of Burghead, boasting a stunning harbour, beach and coastline.

The property benefits from UPVC Double Glazing and Oil Central Heating. The good sized accommodation comprises: bright and spacious Lounge with large window to front allowing natural light to flood in, modern fully fitted Dining Kitchen with high spec wall and base mounted units, integrated oven, hob and cooker hood with open plan dining area providing ample use as informal lounge/seating area or to accommodate a large family dining table. There are French Doors to the rear providing a lovely view over the garden, W.C./Utility Room, stylishly decorated family bathroom with three piece suite and walk-in shower cubicle, sink with under cupboard storage and three good sized double bedrooms providing scenic coastal views.

Outside, the property sits in well maintained gardens to both front and rear. The front garden is laid to lawn with a large driveway providing ample parking facilities. The privately enclosed rear garden is laid to gravel for ease of maintenance with a lovely decked area providing an ideal relaxing space for catching the afternoon sun or entertaining. Concrete block Storage Shed.





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

- Vestibule: 1.49m x 1.18m(4'11" x 3'11")
- Lounge: 4.72m x 3.16m (15'6" x 10'4")
- Hallway: 0.90m x 3.16m (10'4" x 2'11")
- Kitchen/Diner: 6.25m x 2.93m(20'6" x 9'7")
- Utility Room/WC: 2.39m x 2.01m (7'10" x 6'7")
- Bedroom 1: 3.86m x 3.11m(12'8" x 10'2")
- Bedroom 2: 3.86m x 2.59m (12'8" x 8'6")
- Bedroom 3: 3.62m x 2.95m(11'10" x 9'8")
- Bathroom: 2.82m x 1.84m(9'3" x 6'0")
- Shed: 3.43m x 2.20m (11'3" x 7'3")



**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.