

****REDUCED PRICE**£25,000 UNDER VALUATION**REDUCED PRICE****

67 Grant Street, Burghead, IV30 5TX



We are delighted to offer this traditional mid-terraced three bedroom house situated in the popular coastal village of Burghead.

**TRADITIONAL MID-TERRACED
THREE BEDROOM HOUSE**

GOOD CONDITION

POPULAR COASTAL VILLAGE

ELECTRIC STORAGE HEATING

DOUBLE GLAZING

COUNCIL TAX BAND A

EPC RATING E

F982

**Offers Over
£95,000**

We are delighted to offer this traditional mid-terraced three bedroom house situated in the popular coastal village of Burghead.



The property benefits from Double Glazing and Dimplex electric storage heating. The good sized accommodation comprises: Hallway, Lounge, Kitchen, Three Double Bedrooms and Bathroom.

An internal viewing is highly recommended as this property would make a lovely family home.

The front door opens to a spacious hallway which leads to all the ground floor accommodation. There is a good sized cupboard off the hall providing ample storage facilities. The Lounge is a bright and spacious room with windows to front and rear. Off the Lounge can be found a well proportioned fully fitted Kitchen with modern wall and base mounted units, black/grey floor tiles with contrasting work surfaces complemented by beige tiles to splashback and integrated oven and hob, all finished to a very high standard. The Bathroom is a lovely, bright room with three piece suite in white, storage cupboards, wet wall to bath surround, electric shower over bath and chrome heated towel rail.

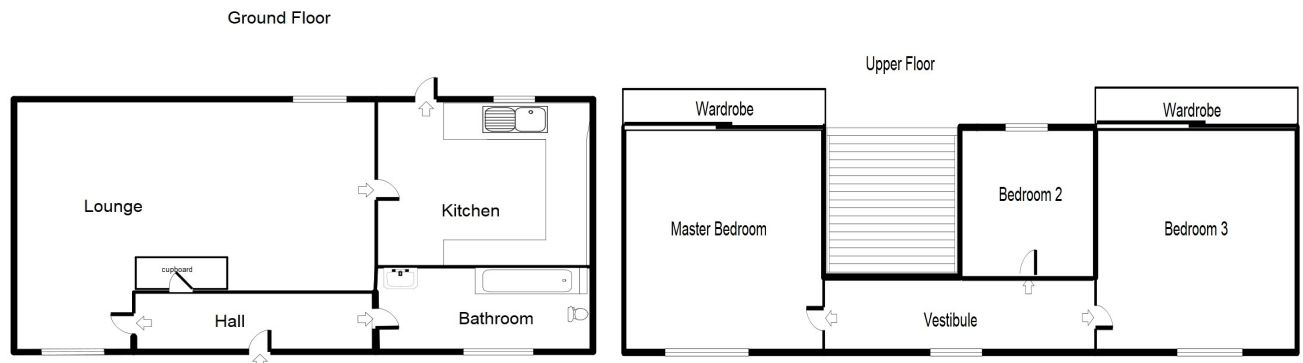


On the upper floor can be found three good sized Double Bedrooms, two of which have built in wardrobes providing ample storage facilities.



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

- Vestibule: 2.72m x 2.06m (8'11" x 6'9")
- Lounge: 4.78m x 4.17m (15'08" x 13'8")
- Hallway: 2.66m x 1.63m (8'8" x 5'4")
- Kitchen: 3.58m x 2.97m (11'9" x 9'09")
- Bedroom 1: 4.17m x 2.63m (13'8" x 8'7")
- Bedroom 2: 2.67m x 2.53m (8'09" x 8'3")
- Bedroom 3: 4.09m x 2.53m (13'5" x 8'03")
- Bathroom: 2.49m x 1.68m (8'2" x 5'6")



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.