

CLUNY ESTATE AGENTS

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37 Grant Street,
Burghead IV30 5UE

REDUCED: £5,000 BELOW VALUATION



This traditional three bedroom mid-terraced house is situated in the coastal village of Burghead and would make an ideal first-time buy, family home or investment purchase.

MID-TERRACED HOUSE
THREE BEDROOMS
LOW MAINTENANCE GARDEN
AND STONE-BUILT STORE
DOUBLE GLAZING
OIL-FIRED CENTRAL HEATING
COUNCIL TAX BAND B
EPC RATING E
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Reduced to
£145,000

E1091

This traditional stone and slate three bedroom mid-terraced house is situated in an established residential area in the coastal village of Burghead, within easy reach of the beach and woodland walks.

The accommodation comprises: Entrance vestibule, living room with electric fire, inner hallway, dining kitchen, bedroom and bathroom. Upstairs are two further bedrooms. The property benefits from double glazing and oil-fired central heating.

There are low maintenance garden grounds to the rear of the property and a stone store, which houses the oil tank and boiler.

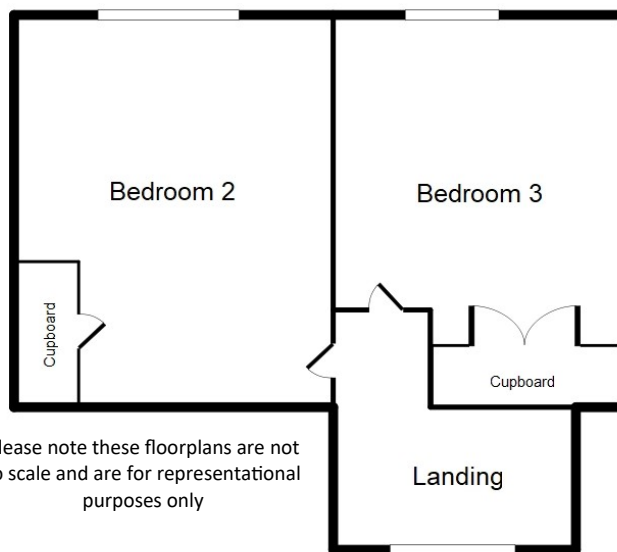
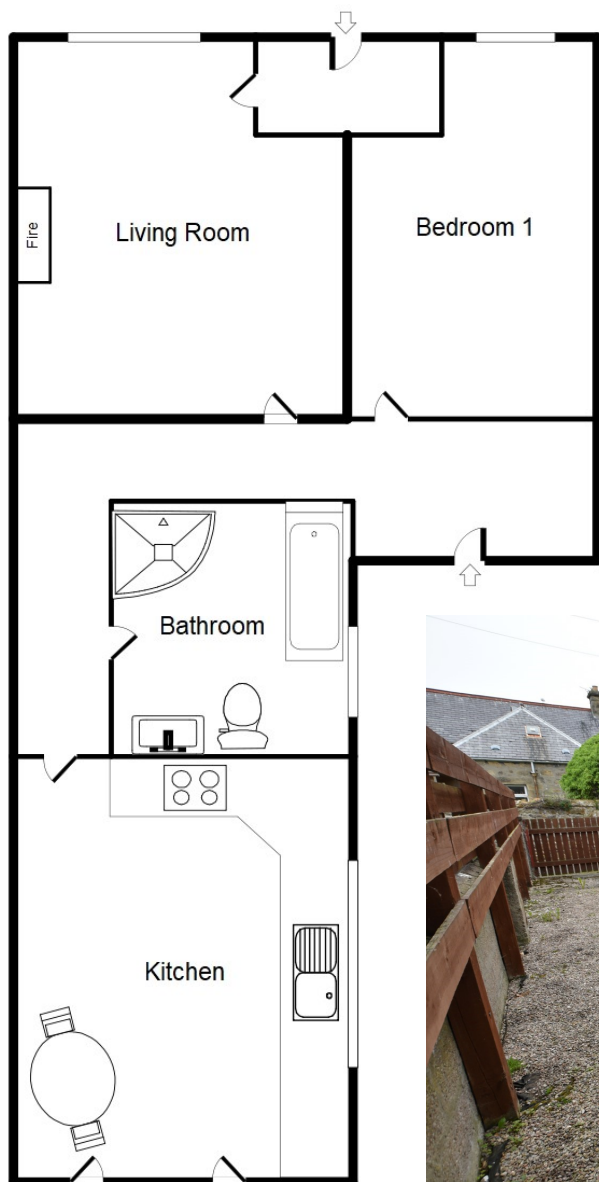
This would make an ideal first-time buy, family home or investment purchase and we highly recommend a viewing.





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

- Vestibule 1.83m x 1.18m
- Lounge 4.55m x 3.56m
- Kitchen 4.42m x 3.24m
- Bathroom 2.33m x 2.09m
- Bedroom 1 4.03m x 2.93m
- Bedroom 2 4.10m x 3.53m
- Bedroom 3 3.09m x 2.96m



Please note these floorplans are not to scale and are for representational purposes only



Mains electricity, mains water, mains drainage. Mobile coverage and broadband are available and speeds will vary according to the provider.

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.

