



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **East View Granary Street, Burghead, IV30 5UJ**

**Offers over £295,000**

Traditional detached villa circa 1914 situated in the lovely coastal town of Burghead and a "stones throw" from the beach and sea front. The accommodation comprises on the ground floor: entrance hallway, lounge, sitting room, dining room, kitchen, utility room, conservatory, shower room, ground floor bedroom and on the first floor, three further double bedrooms, shower room and a family bathroom. The property further benefits from sixteen electricity generating solar panels owned outright by the property with 12 years remaining of energy sold to the grid through a 'FIT' account and 50% paid back through the energy provider, double glazing, oil central heating, garage and garden.

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### ENTRANCE HALLWAY



uPVC and glazed entrance door; fitted carpet; ceiling light fitting.

### SITTING ROOM

17'11" x 11'11" (5.48m x 3.64m)



Double aspect to front and rear; fireplace with electric fire; fitted carpet; ceiling and two wall light fittings.

### SHOWER ROOM

16'8" at longest x 6'9" (5.10m at longest x 2.06m)



Window to rear and door leading to the potting shed; vanity mounted sink, wc and shower cubicle with electric shower; wall mounted towel radiator; wood effect flooring; ceiling light fitting.

### BEDROOM 4

12'3" x 9'10" (3.75m x 3m)

Window to rear; fitted carpet; ceiling light fitting.

### LOUNGE

14'6" x 11'10" (4.44m x 3.63m)



Window to front; Feature fireplace with recessed log-burner; built-in glass fronted cabinet; fitted carpet; ceiling light fitting.

**DINING ROOM**

14'4" x 14'6" (4.38m x 4.44m)



Window to side; Feature fireplace with recessed log-burner; hatch to the kitchen ; wood effect flooring; ceiling light fitting.

**KITCHEN**

13'1" approx x 7'5" (4m approx x 2.28m)



Window to rear; range of base and wall units; built-in electric oven, microwave; hob and hood; Bosch slot in dishwasher; stainless steel sink; tiled flooring; ceiling light fitting.

**UTILITY ROOM**

13'1" approx x 7'5" (4m approx x 2.28m)



Window to rear; Belfast sink; Miele washing machine; tumbler dryer; built-in electric oven; single freezer and American style fridge freezer; tiled flooring; two ceiling light fittings.

**CONSERVATORY**

9'10" x 8'2" (3m x 2.5m)



Glazed on three sides; tiled flooring with underfloor heating; wall light fitting.

**STAIRCASE AND LANDING**

Window to front; built-in storage cupboard housing the pressurised hot water tank; fitted carpet; ceiling light fittings.

**BEDROOM 1**

18'0" x 11'5" (5.50m x 3.50m)



Double aspect to front and rear with lovely views over to the beach; triple built-in wardrobe; fitted carpet; inset ceiling spotlights.

**SHOWER ROOM**

8'0" x 6'8" (2.46m x 2.04m)



Window to rear; sink, wc and shower cubicle with mains shower; wall mounted towel radiator; vinyl flooring; ceiling light fitting.

**REAR HALLWAY**

Window to side; fitted carpet; two ceiling light fittings.

**BEDROOM 3**

11'11" x 10'9" (3.65m x 3.29m)



Window to front; double built-in wardrobe; fitted carpet; ceiling light fitting.

**BATHROOM**

12'3" x 10'5" (3.75m x 3.18m)



Window to side; sink, wc, corner bath and spacious shower cubicle with electric shower; feature fireplace with cast iron insert; vinyl flooring; inset ceiling spotlights.

## BEDROOM 2

14'8" x 12'2" (4.48m x 3.71m)



Window to rear and Velux window to side; triple built-in wardrobes; fitted carpet; inset ceiling spotlights.

## TANDEM GARAGE

Up and over electrically operated door; personnel door and window to side; power and light.

## OUTSIDE



The fully enclosed Courtyard style rear garden has a Patio area; low maintenance gravel and artificial grass; borders are planted with mature shrubs and trees. The oil tank is screened by wooden fencing.

A potting shed lies immediately behind the property and can be accessed from the ground floor shower room and a door to the garden.

## NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom and both shower room fittings, the two built-in electric ovens, microwave, hob, hood, Bosch slot-in dishwasher, single freezer, American style fridge freezer, Miele washing machine and tumble dryer in the kitchen and utility room.

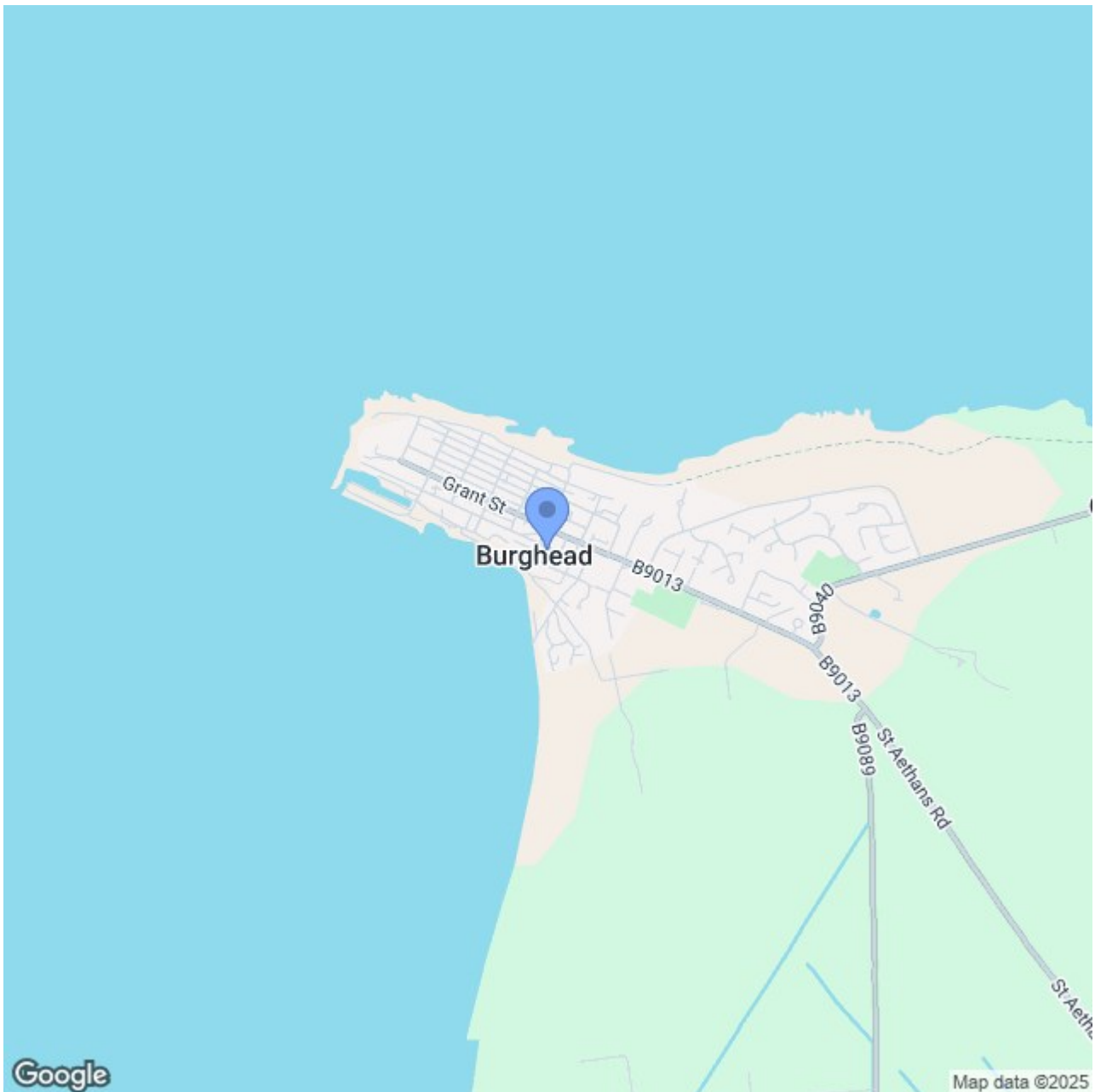
Council Tax Band: E

The sixteen solar panels benefit from a feed in tariff with eleven years remaining which will transfer to the new owner of East View.

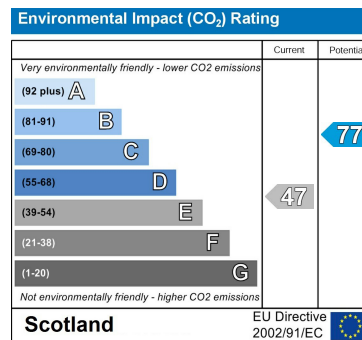
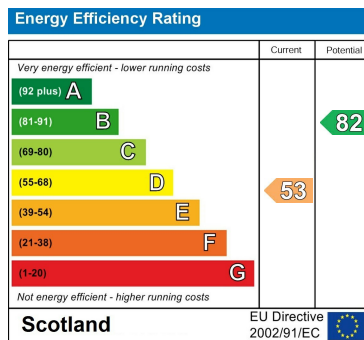
## VIEWING CONTACT SELLING AGENT



## Area Map



## Energy Efficiency Graph



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