



**Harper
Macleod LLP**
Estate Agents & Solicitors



Burnbank Burnside Road, Garmouth, IV32 7NY

Offers over £360,000

Burnbank is a detached four bedroom house with adjoining two bedroom annex which could easily be separated into a self contained apartment. Situated in a secluded setting between the villages of Garmouth & Kingston on Spey, this property is a peaceful haven & on the doorstep of many lovely countryside walks & Kingston Beach. The property further benefits from oil central heating, double glazing, substantial garden, garage & workshop.

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FRONT VESTIBULE

Entrance door glazed on two sides with sliding door into the sitting room; wood effect flooring; ceiling light fitting.

SITTING ROOM

18'0" x 13'5" (5.50m x 4.10m)

Large picture window to rear; feature fireplace with multi-fuel stove; solid Oak flooring; ceiling light fitting; sliding doors into the entrance vestibule.

DINING KITCHEN

20'0" x 15'8" (6.10m x 4.80m)

Windows to either side; fitted kitchen in cream; Esse solid-fuel burning range; built-in electric oven; hob & hood; integrated dishwasher; slate flooring; inset ceiling spotlights; built-in storage cupboard; plumbing and space for washing machine.

LOUNGE

15'5" x 13'5" (4.70m x 4.10m)

Window to rear; two built-in cupboards; open fire; fitted carpet; ceiling light fitting.

HALLWAY

12'7" x 9'8" (3.84m x 2.96m)

Wood effect flooring; ceiling light fitting; skylight.

REAR VESTIBULE

Door to rear garden; built-in cupboard; slate floor; ceiling light fitting.

BEDROOM 3

16'8" x 13'6" (5.10m x 4.13m)

Window to front; fitted bedroom furniture; fitted carpet; ceiling light fitting.

BATHROOM

13'9" x 8'6" (4.20m x 2.60m)

Window to front; WC; sink; free standing bath; recessed shower cubicle with electric shower; built-in cupboard; tile flooring; wall light fittings.

STAIRCASE AND LANDING

Wooden staircase and landing; sky light window; wooden floor.

BEDROOM 1

13'5" x 10'5" (4.10m x 3.20m)

Dormer window to rear; spacious eves storage; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

8'6" x 3'3" (2.60m x 1.00m)

Internal room; sink & WC & shower cubicle with electric shower; vinyl flooring; wall light fitting.

BEDROOM 2

12'9" x 11'5" (3.91m x 3.50m)

Dormer window to rear; fire surround; fitted carpet; ceiling light fitting.

BEDROOM 4

9'4" x 6'2" (2.86m x 1.90m)

Velux window to front; wood effect flooring; wall light fitting.

ANNEX

LOUNGE

14'5" x 9'2" (4.40m x 2.80m)

Full length windows & French doors to the rear garden. Wood effect flooring ceiling light fitting.

SHOWER ROOM

5'10" x 5'2" (1.80m x 1.60m)

Internal room; sink; WC & recessed shower cubicle; ceramic tile flooring; ceiling light fitting.

STAIRCASE & LANDING

Wood effect flooring.

BEDROOM 1

14'5" x 9'10" (4.40m x 3.00m)

Picture window to rear; wood effect flooring; ceiling light fitting.

BEDROOM 2

13'5" x 9'10" (4.10m x 3.00m)

Window to front; wood effect flooring; ceiling light fitting.

WORKSHOP

Double entrance doors; power & light.

GARAGE

Up & over door; light.

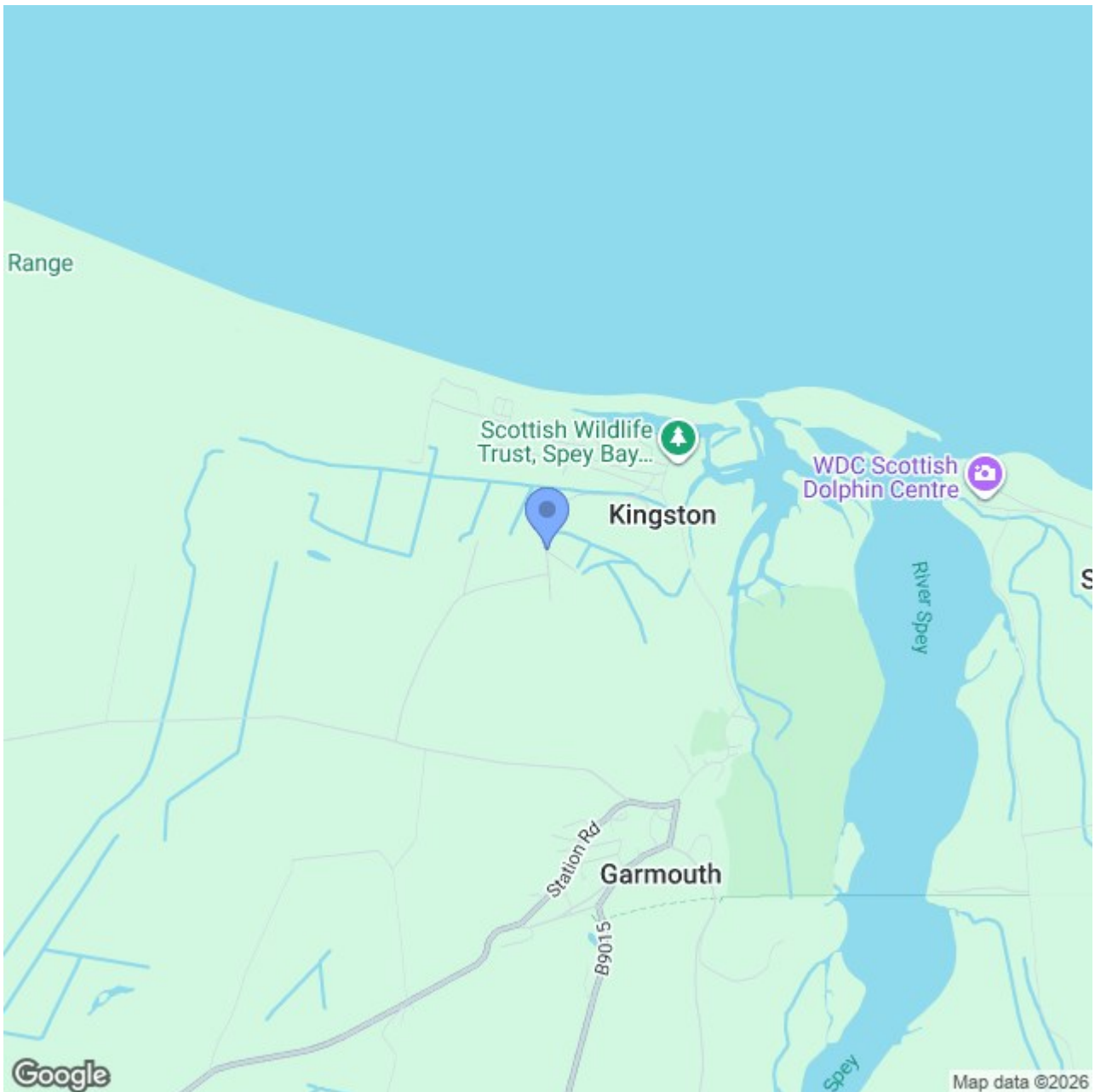
OUTSIDE

The property is set in a substantial South facing garden with mature fruit trees & bushes, raised beds ideal for vegetable planting and looks over fields at the back.

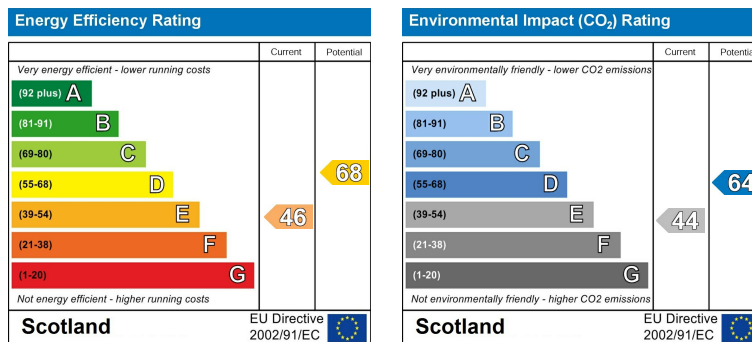
NOTES

Included in the asking price: all carpets & fitted floor coverings; all light fittings; all bathroom, shower room & ensuite fittings; the oven; hob & hood, Esse solid-fuel burning range, integrated dishwasher, fridge/freezer and Bosch washing machine in the kitchen and the large timber potting shed, secure metal shed, and greenhouse in the garden.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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