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3 bedroom semi-detached house for sale, 12 Young Street, Burghead IV30 (1250 GBP)

Location **Scotland, Nairnshire**
https://www.freeadsz.co.uk/x-160423-z

Located in a central corner position this 3 bedroom bedroom home is within an enviable distance to the beach. This solid stone house is in excellent decorative order, and benefits from a rear garden, summer house and garden shed; it has double glazing, oil fired central heating and the lovely addition of a wood burning stove in the lounge.This lovely home is steeped in history and still has some original features. Burghead is an attractive fishing village boasting a picturesque harbour and lovely sandy beaches; the village also has its own primary school and is served well by secondary school buses for nearby Lossiemouth and Elgin. There is a post office, convenience store, a selection of public houses and a popular restaurant. The local GP Practice and pharmacy are supported by the nearest hospital 7 miles away in Elgin.The village has good transport links with regular buses to Elgin which has a train station for onward travel. Aberdeen and Inverness airports are 66 and 32 miles away respectively.Property ComprisesEntrance Hallway, Large Family Lounge, Dining Room/Downstairs Bedroom, Kitchen/Diner, Staircase, Upper Landing, Two Double Bedrooms, Family Bathroom, Radiators in all rooms, smoke alarms, TV and BT points, rear garden, summer house, garden shed.Property DescriptionEntrance/Hallway The white uPVC decorative door with decorative glazed inserts takes you into a well-proportioned hallway with light wood effect Laminate flooring, pendant light fitting, under stair storage and a good size window to the front aspect allowing natural daylight to flood in.Family Lounge 4.54m x 4.73mLarge family lounge flooded with light from large windows to the front and side aspect one of which has three storage cupboards below. A multi-fuel burning stove with a tiled hearth is a lovely central feature to this spacious room, pendant light fitting, feature alcove with below storage and fitted carpet throughout.Kitchen/Diner 4.03m x 2.55mGood sized family dining kitchen with ample room for a small table and chairs. Cream shaker style wall, base and display units with complimentary laminate worktops; tiled splash back throughout, Zanussi four ring hob, halogen oven and grill with overhead extractor, space for a dishwasher, washing machine, free standing fridge/freezer (all included in the sale), tile effect floor covering. Good size window and a uPVC door to the rear garden.Dining Room/Downstairs Bedroom 4.97m x 3.08mCurrently used as a dining room benefiting from a good size window to the front aspect, fitted carpet and pendant light fitting.Staircase/upper LandingThe staircase is complimented with quality fitted carpet throughout benefiting from decorative open wooden spindles and solid wood hand rail, the spacious upper landing benefits from continuation of the stair carpet throughout, a storage/linen cupboard, and a good size window to the front aspect allowing natural daylight to the landing and stairwell; access to all rooms on the upper level.Bedroom 4.12m x 4.91mFlooded with natural daylight this double bedroom boasts dual aspect windows, fitted carpet, built in quad wardrobe with louver wooden doors, lovely period ceiling coving throughout and ample space for freestanding bedroom furniture. This room also has a large walk in cupboard that would make an ideal en-suite room.Bedroom 3.60m x 4.09mThis double bedroom has a good size window to the front aspect, fitted carpet, benefiting from ample space for freestanding bedroom furniture and lovely period ceiling coving throughout.Family Bathroom 3.05m x 2.15mWell good sized bathroom comprising of a four piece suite raised on a tiled hearth, tiled surrounding, shower cubicle, built in raised basin with vanity units, white open cistern, and a good size window to the front aspect with wood flooring finish. Within this room and your home is not included all the furniture other than the fixed items, which are included in the sale should the buyer wish to have the other details, photographs and viewed at the Property Focus. Please ask one of the Miller Stewart well-trained COUNCIL TAX: The present council tax band on the property is band BENTRY: By mutual agreement.VIEWING: Viewing of this property is highly recommended and can be arranged through Mary Marshall onOFFERS: Should be submitted to Miller Stewart Solicitors and Estate Agents Fax NoIMPORTANT NOTES: Interested parties are advised to notify their interest, in writing, with Miller Stewart Solicitors and Estate Agents, as a closing date for offers may be set. These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore and for guidance only.The mention of appliances, white goods, services etc. does not imply that they are in efficient and full working order.Do you have a property to sell or for sale anywhere in Scotland?Call now to find out more about our NO SALE NO FEE offer. You can even switch your property to Miller Stewart for FREE. 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