



24 Young Street

Burghead, IV30 5TU

Offers Over £100,000

ccl
PROPERTY



Young Street

Burghead, Elgin, IV30 5TU

CCL are delighted to offer for sale this traditional and charming 1 bedroom semi-detached cottage in the popular coastal village of Burghead. The property offers spacious accommodation on two floors, tasteful décor throughout. Living room has a lovely cosy feel, from there steps lead through to a bright, modern kitchen. Upstairs is an upper landing, double bedroom with fitted wardrobes and a Shower room. Courtyard area to the rear which provides access to the stone built storage shed. Ideal purchase for the first time buyer or as a buy to let opportunity. Burghead is a popular seaside holiday destination due to its fine long sandy beach, walking trails and proximity to neighbouring golf courses, With a number of holiday lets and accommodation, a collection of local services, cafes and attractive small shops, both locals and tourists alike are well serviced. Moray has a relatively diverse economy with tourism, food processing, hospitality and retail sectors providing major sources of employment. There is also a significant MOD presence and unemployment levels are low. The Moray area offers rolling countryside, idyllic beaches, rugged glens, championship golf courses, salmon and sea trout fishing, Whisky Trails, seaside towns, markets burghs and turreted castles. The area boasts the most extensive and diverse tourist trade. Elgin, the administrative capital of Moray is a short drive by car and offers a vast array of amenities and facilities including Moray College UHI, quality schooling, supermarkets, leisure centre and a good range of independent shops and restaurants.





The Property

Cosy traditional one bedroom semi-detached cottage has light and airy rooms spanning two floors and decorated in a modern colour palette.

Accommodation:

Entrance Vestibule:

Exterior door provides access to the bright vestibule, which has staircase to the upper floor, Large under stairs storage cupboard with hanging for coats and door giving access to the Living Room.

Living Room: (4.16m x 3.29)

A comfortable and cosy room decorated in calming light tones, with a feature wall and window to the front. Light wood effect flooring. Steps up to the kitchen

Kitchen: (3.29m x 2.29m)

A superb modern kitchen fitted with a good range of wall and base units in white with contrasting dark work tops, incorporating a ceramic sink and drainer, with complementing white tile splash back. Integral oven, hob and extractor fan, space for automatic washing machine and fridge/freezer. Large window to the rear. Door to the rear courtyard.

Upper Landing:

Carpeted staircase leads to the upper landing with velux window and a study area. Low level cupboard which houses the fuse box.

Shower Room: (2.96m x 2.45m)

Fitted with a white WC and wash hand basin, double size walk-in shower with white aqua panels and electric shower installed. Vanity shelf and wall mounted medicine cabinet. Window to the rear and tile effect vinyl flooring.

Bedroom: (3.85m x 3.15m)

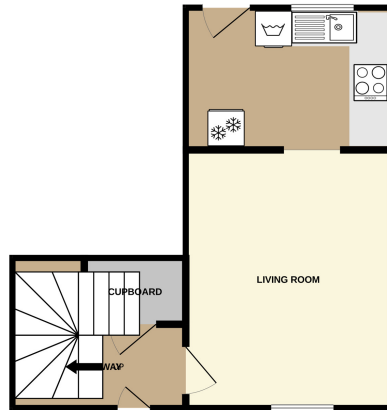
Double bedroom with picture window to the front. Two built-in double wardrobes with mirror sliding doors providing hanging and shelf space. Ample space for free standing furniture.

External

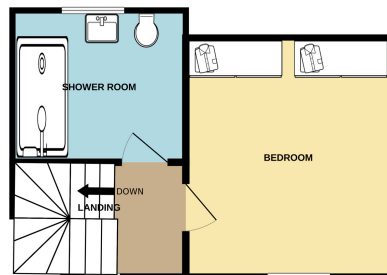
Courtyard accessed from the kitchen which has a gate out to the side and door to the stone built storage shed, which houses the oil tank for the heating.



GROUND FLOOR



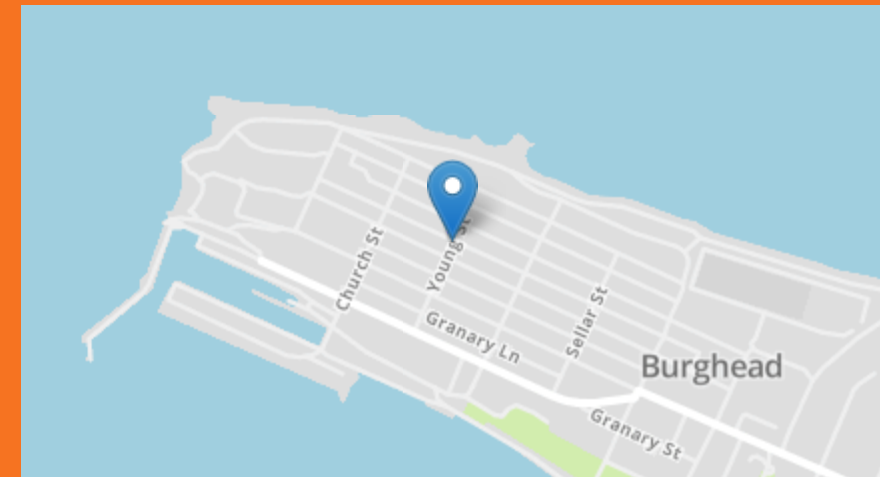
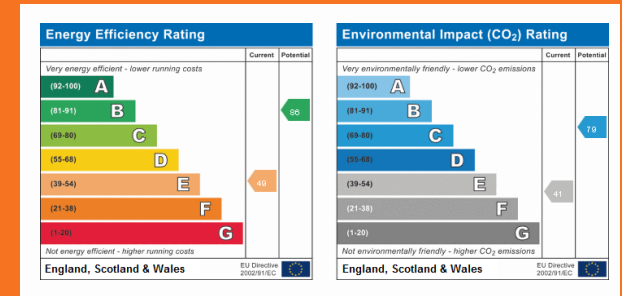
1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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