



# 12 Firth View

Burghead, IV30 5YW

Offers Over £275,000

ccl  
PROPERTY





# Firth View

Burghead, Elgin, IV30 5YW

CCL are delighted to offer for sale this spacious 3 bedroom detached bungalow in the popular coastal village of Burghead. The property comprises of a bright, spacious Living Room, good sized Kitchen Dining Room, Utility room, Main Bedroom with En-suite shower room, 2 further Double Bedrooms and a Family Bathroom. A large driveway to the side of the property leads to a detached brick built garage. A well maintained gardens surround the property and has stunning sea views of the Moray Firth.

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 city is extremely well served through various established transport links including its railway station and main bus terminal.















## The Property

Three bedroom detached bungalow situated in a quiet cul-de-sac in the popular costal village of Burghead with spacious accommodation all on one floor. The property benefits from double glazing and oil central heating throughout. Early viewing is highly recommended to appreciate the spacious accommodation on offer. All carpet and floor coverings, curtains and blinds (with the exception of the bathroom) are to be included in the sale.

Accommodation:

Entrance Vestibule:

A part glazed external door leads to the entrance vestibule. Window to the side and hanging for coats. Glazed door leads to the hall,

Hallway

Large L-shaped hallway decorated in neutral tones, the hallway provides access to all accommodation. A shelved airing cupboard provides excellent storage space as well as a double door storage cupboard which houses the fuse box.

Living Room (5.40m x 4.11m):

Elegant and bright lounge decorated in neutral tones with large picture window to the front fitted with vertical blinds and curtains.

Kitchen Dining Room (5.45m x 4.24m a longest)

Modern kitchen dining room fitted with wooden base units and cream wall units with complimenting white worktop incorporating sink and drainer with mixer tap. Newly fitted integrated combination oven, as well as oven, hob, chimney style cooker hood and dish washer.

Utility Room (1.60m x 2.68m)

Space for washing machine and tumble drier. Door to rear and window overlooking garden.

Main Bedroom (3.90m x 3.01m):

Double bedroom with ample space for freestanding furniture. Triple mirrored wardrobes provide excellent hanging and shelf space. Picture window to the front and door to en-suite shower room.

En-suite Shower Room:

Fitted with a white WC, and wash hand basin in vanity unit and shower cubicle with glazed door, electric shower and grey wood effect wet wall.

Bedroom 2 (3.38m at widest x 3.00m):

Double room decorated in light tones with picture window to the rear, over looking the garden, with double fitted wardrobe providing hanging and shelf space.

Bedroom 3 (3.00m x 2.78m):

Further bedroom again over looking the rear garden, current being used a second sitting room.

Family Bathroom (3.00m x 1.71m):

Fitted with a three piece white suite comprising of WC, wash hand basin and bath fitted with a shower attachment. White ceramic tiles around bath. Heated towel rail and frosted glass picture window to the rear.

## External

To the front of the property there is lovely gardens mainly laid to lawn with borders of flowers and shrubs, a path leading to the front door and round the side. To the side is a large driveway providing private parking and leading to the garage. The stone built detached garage has an up and over door and with light and power installed. The enclosed garden to the rear is well maintained and set out in lovely useful areas. Behind the garage is an area for the bins and also houses the Oil tank for the central heating, there is a summer house which has a work bench to one side, then raised beds with a colourful array of flowers and shrubs. A decking area with seating then steps up a further teir, laid to lawn with outdoor BBQ and ornamental garden with a water feature a further decking area with seating in a sunny corner. Wooden gates leads to the vegetable garden and green house, and a further gate back round to the front garden.

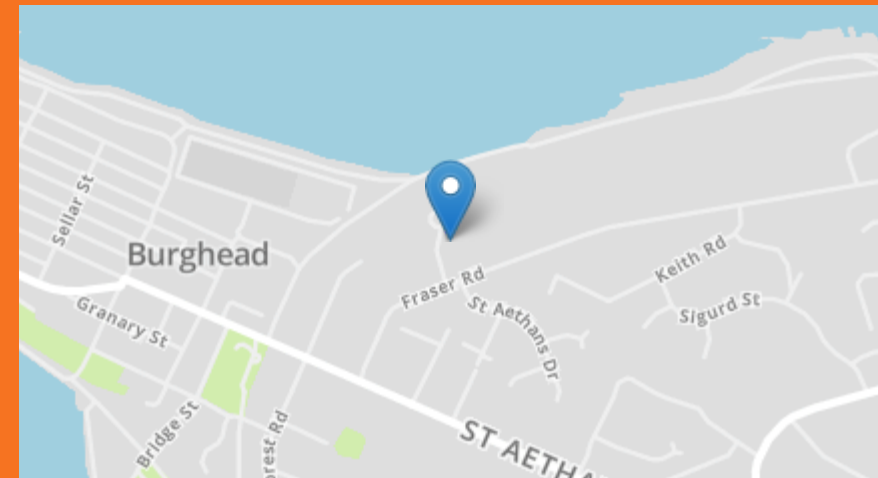
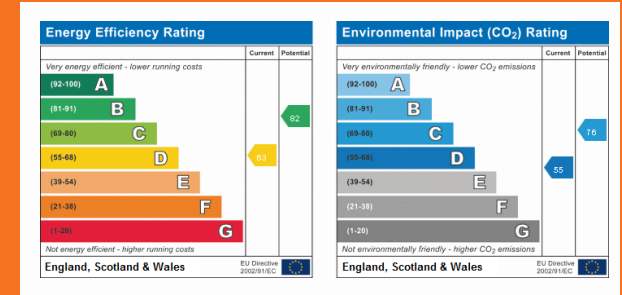


## GROUND FLOOR



12 FIRTH VIEW, BURGHEAD, IV30 5YW

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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