

CCL



6 St Aethans Close | Burghead | Elgin | Moray | IV30 5GR

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6 St Aethans Close, Burghead, Elgin, Moray, IV30 5GR

- Superb Detached Bungalow
- Lovely Coastal Location
- Spacious Living Room with Bay Window
- Kitchen/Diner & Utility Room
- 2 Double Bedrooms (1 En-Suite)
- Study/ Single Bedroom
- Bathroom
- Sun Room
- Double Glazing & Electric Heating
- Secluded garden to the rear & Driveway and garden to the front

Summary

CCL are delighted to offer for sale this charming 2 / 3 Bedroom Bungalow in the popular coastal village of Burghead. The property offers spacious accommodation all on one floor. All rooms are accessed from a long central hallway with Living Room, Kitchen Diner, Family Bathroom and 2 Double Bedrooms one with En-Suite, Study/Single Bedroom and Sunroom. Garden to the rear is fully enclosed and secluded with mature trees and shrubs. Easily maintained 3 tiered garden to the front with driveway providing parking for two cars.

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.





Property

Spacious property with accommodation all on one floor. The well presented detached property is light and airy with excellent living space and well maintained gardens. All carpets and floor coverings, blinds and light fittings are included in the sale.

Entrance Vestibule:

A part glazed UPVC external door provides access to the entrance vestibule which has a picture window to the side providing excellent natural light to the space. A glazed internal door leads to the hallway.

Hallway:

An L-shaped hallway provides access to most rooms. A storage cupboard houses the electric fuse box and meter. A further airing cupboard houses the hot water tank.

Living Room:

A light and spacious room with large bay window to the front with sea views. An electric cream marble effect fireplace provides an excellent focal point.

Kitchen Diner:

Fitted with a good range of wall and base units in wood with black worktops incorporating a stainless steel sink and drainer. Integral oven, hob and extractor, fridge/ freezer to be included in the sale. Space for dining table and chairs and picture window to the rear.

Utility Room:

Fitted base unit with sink and drainer, plumbing and space for washing machine and tumble drier. Window to the side and doors to the rear garden and double bedroom

Bedroom:

spacious double bedroom with picture window to the front, ample space for free standing furniture and door to en-suite.

En-Suite Shower room:

Fitted with white WC and wash hand basin, large shower cabinet with aqua panels and screen doors and electric shower installed. Heated towel rail.

Family Bathroom:

Fitted with a 3 piece suite consisting of WC, wash hand basin and bath, over bath electric shower with screen door. Frosted window to the rear.

Bedroom:

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

Study/Bedroom:

Situated towards the rear, fitted with deep double wardrobe providing ample storage space. Currently used as a study but originally a bedroom. Double doors to the Sun-room.

Sun Room:

Lovely bright room glazed on three sides and over looks the garden, with double doors leading to the garden. Comfortable relaxing area.

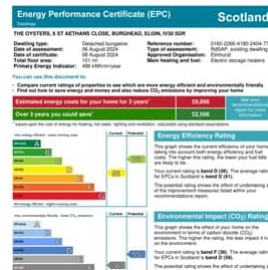
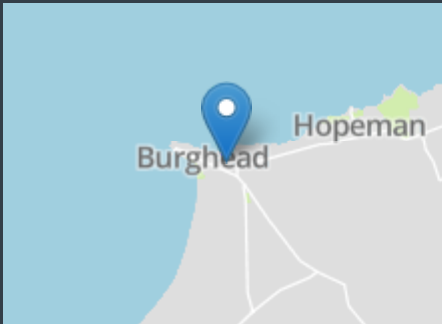


External

Lovely, tiered garden to the front, the bottom two areas are laid in gravel chips with decorative planters, the top laid in artificial turf, has a superb sunny seating area and driveway providing private parking. Path leads to the front door and continues down the side to the rear access gate. The secluded garden to the rear has raised beds with an abundance of fruit trees, shrubs and plants, mainly laid in gravel chips with rotary clothes drier and various sheds and potting area.







All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.