



15 KING STREET
BURGHEAD, ELGIN, MORAY

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PARK STREET





15 KING STREET, BURGHEAD, ELGIN, MORAY

An impressive family home at the heart of Burghead

Burghead village centre 0.1 miles ■ Lossiemouth 8.5 miles
Elgin 8.5 miles ■ Inverness Airport 29 miles

- 2/3 reception rooms. 3/4 bedrooms
- Flexible accommodation
- Tasteful décor throughout
- High quality kitchen and bathroom fittings
- Delightful, enclosed garden with outbuildings
- Close to a wide range of amenities

Guide Price £225,000

Galbraith

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 OnTheMarket





SITUATION

15 King Street is a delightful semi-detached traditionally built dwelling located at the heart of the popular coastal village of Burghead. The county of Moray is famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. The 8 mile long sandy beach between Burghead and Findhorn is perhaps one of the finest in the country. The upland areas to the south are sparsely populated and provide dramatic scenery, some of which forms part of the Cairngorm National Park. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Spey and Findhorn rivers, skiing at The Lecht and Cairngorm range (about 1 hour's drive), sailing and walking. There are many highly regarded golf courses nearby including The Moray Golf Club in Lossiemouth with its classic Links Course designed by Tom Morris in 1889 and the West Course as designed by Henry Cotton in 1979, Elgin Golf Club and also the two championship links golf courses in Nairn (about 20 miles).

Burghead is a charming village located on the Moray Coast which offers a good range of day to day amenities including a range of convenience shops and a primary school. The surrounding area offers some fine hotels, restaurants and local attractions. Well regarded secondary schooling is available in Elgin, Lossiemouth and Forres whilst private schooling is available at Gordonstoun School, about 5.5 miles away in Duffus. Elgin provides a wide range of amenities including excellent shopping, various supermarkets, a hospital, leisure centre and cinema whilst Inverness (about 36 miles) has all the facilities of a modern city including its Airport (about 29 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 68 miles to the east.



DESCRIPTION

15 King Street is an extremely attractive semi-detached house constructed of stone under a slate roof. Located at the heart of the picturesque coastal village, it has easy access to the local facilities as well as the village's wonderful beaches. Over the past few years, the current owners have made several improvements to the house creating what is now a very comfortable and desirable family home. Flexible and well appointed accommodation is provided over two storeys. On the ground floor, the hallway leads to a superb dual aspect sitting room with a wood burning stove. Also from the hall is the characterful dining room which has a multi fuel stove and direct access to the music room which could be used as a home office or perhaps an additional bedroom if required. There is a superb kitchen with relatively recently installed kitchen fittings, an array of integral appliances and a part glazed door to the enclosed garden. In addition, there is a useful boiler cupboard / store. On the first floor, the landing leads to a family bathroom with a feature bath, a single bedroom and two good sized double bedrooms. The master bedroom enjoys sea views from a Velux style window and has an 'en suite' shower room and large walk in cupboard.

The sitting room and dining room with wood burning and multi-fuel stoves respectively are particularly appealing rooms whilst the master bedroom and the single bedroom on the first floor offer sea views. The house is very tastefully decorated throughout. There is good internal storage including an under stair cupboard, the boiler room and an attic. The house is heated using oil central heating, is double glazed and connected to mains services.

ACCOMMODATION

Ground Floor: Hall. Sitting Room. Dining Room. Music Room / Study. Kitchen.

First Floor: Landing. Master Bedroom (En Suite). Bathroom. 2 Bedrooms.





GARDEN

Outside, the enclosed garden is equally as impressive as the house and includes a 'courtyard' garden with raised beds, a quiet seating area and two very useful stone built outbuildings and a timber framed greenhouse. Being enclosed, the garden is not only very private and sheltered, it is also secure for pets and small children too.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Mains	Freehold	Gas CH	Band C	Available	Available	E

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

From Forres (west) and Elgin (East), head along the A96, turning onto the B9013 signposted to Burghead. Continue into the village and turn right onto Park Street. Carry on until the intersection with King Street and where no.15 is located straight ahead.

POST CODE

IV30 5XA

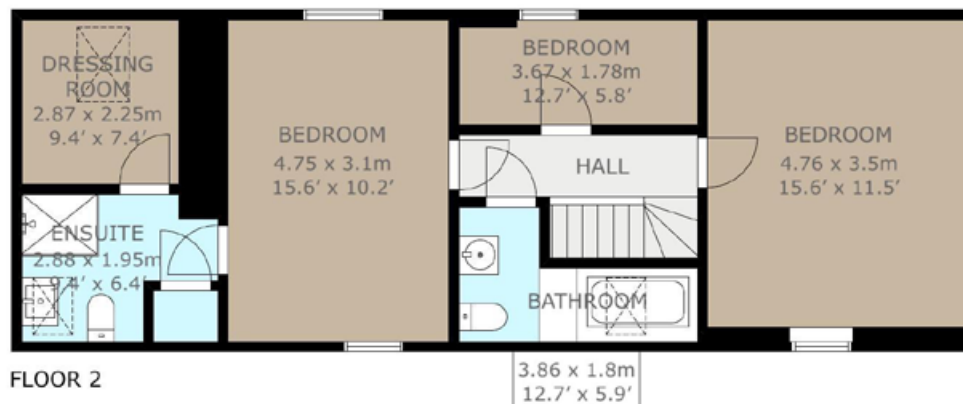
WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: hogs.broached.send





FLOOR 1



FLOOR 2

15 King Street, Burghead IV30 5XA

Illustration for identification purposes. Actual dimensions may differ. Not to scale.

SOLICITORS

Hilland McNulty (Lanark)

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

Included in the sale, in addition to those items mentioned in these particulars are, dining room table and chairs, washing machine, all blinds, curtains, light fittings and shades.

VIEWINGS

Strictly by appointment with the Selling Agents.

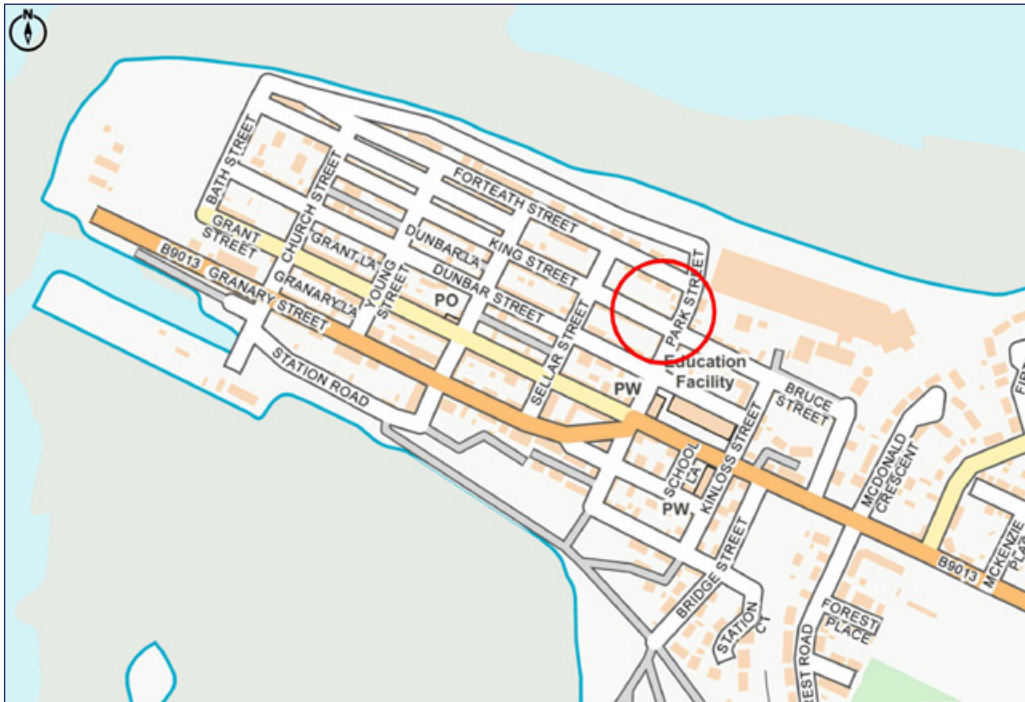
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2024





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