

18 Church Street

BURGHEAD, ELGIN, MORAY, IV30 5XH



A remarkable, fully modernised, two-bedroom traditional stone and slate detached cottage on a sizeable plot



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McEwan Fraser Legal is delighted to present 18 Church Street, located near the harbour in Burghead on the stunning Moray Coast, safeguarded by some of Scotland's most spectacular beaches and scenery. A remarkable, fully modernised, two-bedroom traditional stone and slate detached cottage on a sizeable plot complete with a double garage and off-road parking.

THE LOUNGE



The property is presented in a classic style with a modern twist. Inside, the high-quality finish is self-evident. Enter via the front door to a small hall; ahead is a stairwell to the loft space; on your right is a spacious lounge with a beautiful natural wood floor, exposed stone wall, a multi-fuel stove, and an open fire (between the lounge and dining room). The door by the fireplace leads to the dining room, which has a lovely natural wood floor and open wood fireplace - with a change of door style, this room could be a third bedroom if you desired.

THE DINING ROOM



THE KITCHEN & UTILITY



The country-style kitchen is laid out ergonomically, with excellent cupboard space and a breakfast bar. The kitchen has an electric hob, oven, and under-counter fridge with a beautiful feature Belfast sink. A triple window provides plenty of natural light, a breakfast bar, and ceiling lighting. Alongside the kitchen is a large utility room with a helpful sink, stand-alone freezer, the Worcester Danesmoor 15/19 oil central heating boiler and a door leading to the back garden.



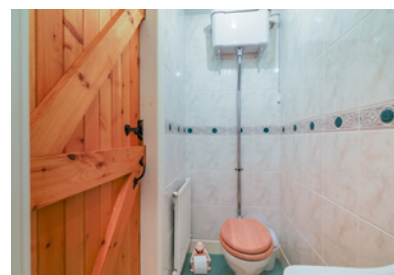
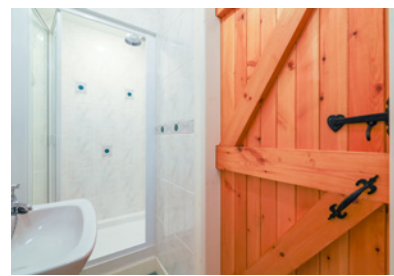
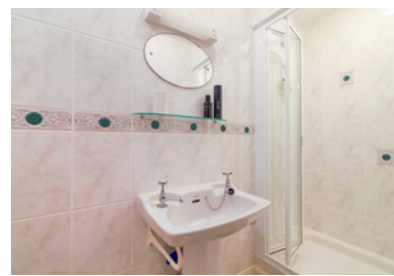


Bedroom 1 with shower en-suite and built-in storage is off the dining room. A second glazed door leads to a small central hall, offering access to bedroom 2 and the family bathroom. Bedroom 2 is a large double room with dual wardrobe space and exposed stoned wall. The charming family bathroom, complete with a refurbished original bath traditional (sink/cistern), tiled splashback and floor, and partially wood-panelled, an eclectic combination completes the ground floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2



The stairs from the front hall lead to an amazing, fully floored and lined triple loft space. At first, it is not apparent that there are three individual areas as you access the main loft, but two beautifully engineered doors hide two of the areas from view. The loft space is floored and lined with power/lighting; Velux roof windows allow good levels of natural light. I measured an additional floor space of circa 110m² - which could be developed in numerous ways.

THE LOFT



Externally, the property has a drive to the rear of the house that offers good off-road parking (three cars), plus a detached double garage with pitched roof storage. The garden is stonewalled with a raised shrub border- it has a pergola and decking, a beautiful private space perfect for intimate gatherings.

This traditional cottage has been rebuilt from the ground up with walls tanked/rendered timber lined and insulated, chimney liquid lined, new wiring and electrics with completion certificates for all work undertaken, moreover, the property benefits from oil central heating and double glazing. 18 Church Street is a rare opportunity to acquire a modernised traditional cottage in immaculate walk-in condition.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



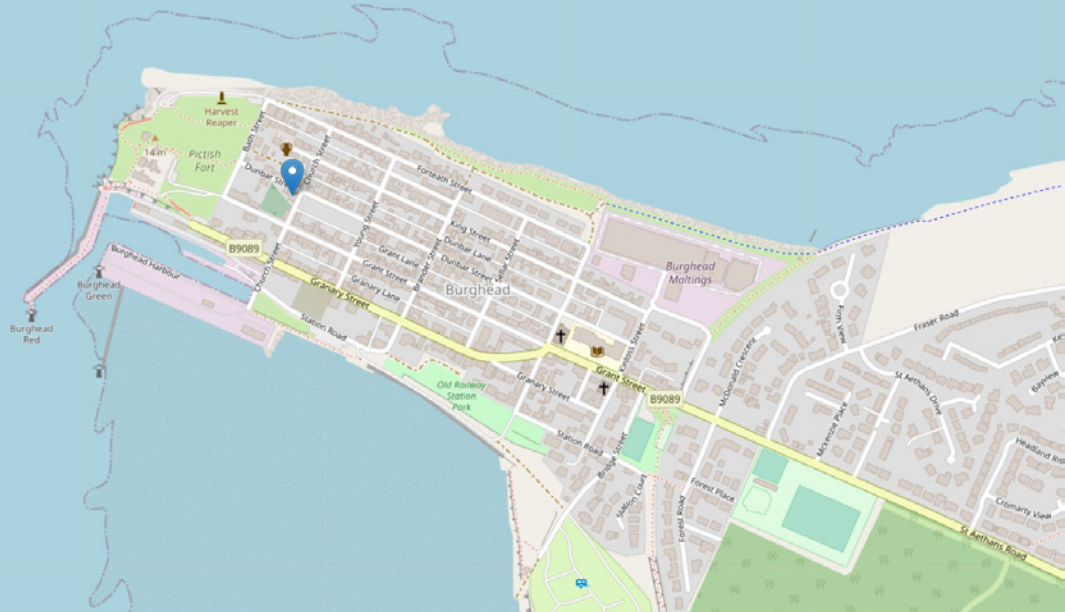
Approximate Dimensions (Taken from the widest point)

Lounge	10.60m (34'9") x 4.50m (14'9")
Dining Room	4.00m (13'1") x 3.10m (10'2")
Kitchen	4.00m (13'1") x 3.40m (11'2")
Utility	3.40m (11'2") x 1.60m (5'3")
Bedroom 1	4.00m (13'1") x 3.30m (10'10")

En-suite
Bedroom 2
Bathroom
Loft Room

En-suite	3.00m (9'10") x 0.90m (2'11")
Bedroom 2	4.20m (13'9") x 3.50m (11'6")
Bathroom	2.70m (8'10") x 1.50m (4'11")
Loft Room	9.90m (32'6") x 3.30m (10'10")

Gross internal floor area (m²): 108m²
EPC Rating: D



THE LOCATION

The property is located in the attractive fishing village of Burghead, which has a busy local harbour and stunning beaches. Just over eight miles from Elgin and ten miles from Forres, this charming village has a variety of shops, pubs, restaurants, hotels and a primary school, an ideal coastal location on the Moray Firth. Burghead is a popular tourist location in the summer and is well known for its welcoming community.





Elgin is within easy commuting distance and provides additional services one would expect from modern-day living. It boasts numerous leisure facilities, including health clubs, swimming pools, an ice rink and many local golf courses. Extensive educational facilities are available, along with the iconic Gordonstoun School nearby. Banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores are in and around the city.

The Moray Coast has many spectacular walks on pebbled or sandy beaches; simultaneously, you can enjoy abundant wildlife, including dolphins, seals and Ospreys are regularly seen along this rugged coastline. Easy access to the A96 gives direct routing to Aberdeen, approximately seventy miles to the east and Inverness, forty miles to the west. Both cities offer excellent rail and bus service, with UK and international flights from Aberdeen and Inverness Airports.




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