




McEwan Fraser Legal
Solicitors & Estate Agents
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4 Brander Street
BURGHEAD, ELGIN, MORAY, IV30 5UD

LOCATION

The property is located in the attractive former fishing village of Burghead, just over 8 miles from Elgin and 10 miles from Forres. This charming village has a variety of shops, pubs, restaurants and hotels with nearby Elgin providing additional services one would expect from modern day city living. Extensive educational facilities are available including school & higher education along with the iconic Gordonstoun School nearby. It boasts numerous leisure facilities including, health clubs, swimming pools, ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores, together, can be found in and around the city.

The Moray Coast has a choice of spectacular walks on pebbled or sandy beaches, at the same time you can enjoy an abundance of wild life including dolphins and seals can often be seen along this rugged coast line.

The River Spey is a short drive away and is world famous for its salmon and trout fishing. Skiers are also spoilt for choice with The Cairngorms, The Lecht and Glenshee resorts all an easy drive away. The city also has access to superb East Coast Rail and bus services. Easy access onto the A96 gives direct routing to Aberdeen, approximately 64 miles to the East and to Inverness 44 miles to the West. Both cities offer excellent rail and bus service, with UK and international flights being provided at Aberdeen Airport and Inverness Airport.



BURGHEAD, ELGIN, MORAY, IV30 5UD

PROPERTY

McEwan Fraser Legal are pleased to offer a very rare opportunity to purchase this imposing and historical property which was originally built circa 1805 as the local salmon inspector's house. It was further extended not much later to create a shop attached to the dwelling but was converted back into full residential use in 2008 by the current owners.

This substantial property has been constructed over three floors with ground floor accommodation consisting of the library with its extensive fitted book shelves, snug lounge, kitchen with oil-fired Rayburn stove, family/dining room, bedroom with en-suite shower-room, conservatory and easy access shower-room. The first floor is made up of a further three bedrooms, modern bathroom with deep soaking hydrotherapy bath. This floor is completed by a large hobby room/studio with a large storage area.

The attic floor consists of two bedrooms, one with dressing room and en-suite WC. The property also benefits from oil-fired central heating and modern double-glazing. In addition, the 16 solar panels produce an additional income of approximately £1000 per annum and a substantially reduced electricity costs.

The rear garden is laid mainly to paved patio and there is an extensive wood stock included which would keep the two wood-burners in the library and snug lounge going for many a day. This property has wonderful potential to make a lovely family home or possibly a guest house/bed & breakfast establishment.



4 BRANDER STREET





LIBRARY / OLD DINING ROOM / BACK KITCHEN

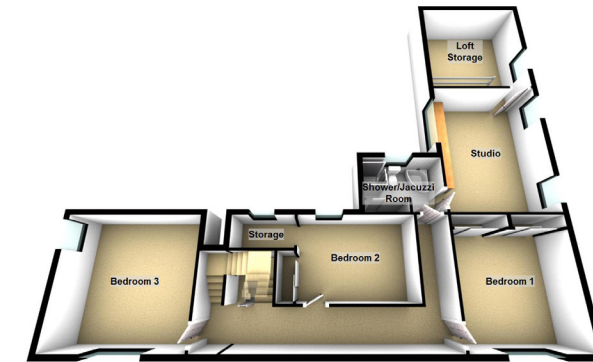
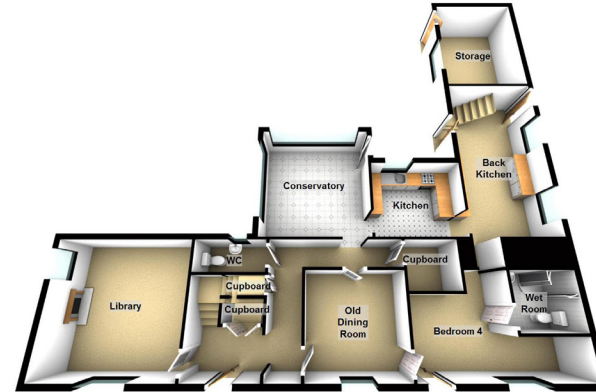
CONSERVATORY / LANDING /
BEDROOM 1



BEDROOMS & BATHROOM



SPECIFICATIONS / FLOOR PLAN & PROPERTY LOCATION



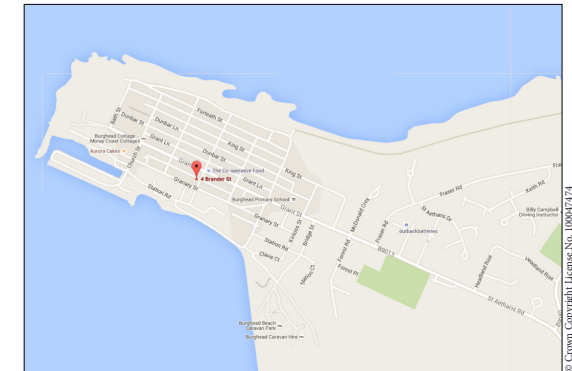
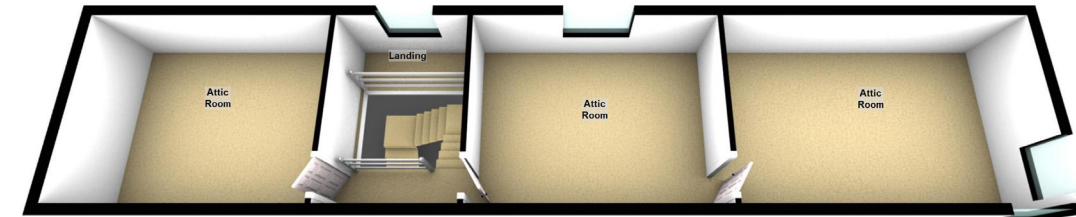
APPROXIMATE DIMENSIONS

(Taken from the widest point)

Kitchen	2.90m (9'6") x 2.20m (7'3")
Conservatory	3.70m (12'2") x 3.50m (11'6")
Studio	4.90m (16'1") x 3.50m (11'6")
Library	4.40m (14'5") x 4.20m (13'9")
Old Dining Room	3.60m (11'10") x 3.40m (11'2")
Back Kitchen	6.00m (19'8") x 3.20m (10'6")
Bedroom 1	3.80m (12'6") x 3.60m (11'10")
Bedroom 2	3.90m (12'10") x 3.20m (10'6")
Bedroom 3	4.40m (14'5") x 4.20m (13'9")
Bedroom 4	5.30m (17'5") x 4.21m (13'10")
Wet Room	2.10m (6'11") x 1.89m (6'3")
Shower/Jacuzzi Room	2.78m (9'1") x 2.50m (8'2")
WC	1.80m (5'11") x 1.20m (3'11")
Loft Storage	3.80m (12'6") x 3.50m (11'6")
Attic Room	4.50m (14'9") x 2.80m (9'2")
Attic Room	5.60m (18'4") x 2.80m (9'2")
Attic Room	4.40m (14'5") x 2.85m (9'4")

GROSS INTERNAL FLOOR AREA (m²) - 237 m²

EPC - F





REAR PROPERTY VIEWS


McEwan Fraser Legal

Solicitors & Estate Agents

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Part
Exchange
Available

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Text and description
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