



1 Leaburn,

Burray, KW17 2TB

 **LOW'S**



1 Bed



1 Bath



1 Public



KEY FEATURES

- Timber framed double glazed windows
- Electric storage and panel heaters
- 1 double bedroom
- Open-plan living/dining/kitchen
- Modern shower room
- Garden with wooden shed
- Residents parking



Offers Over £110,000

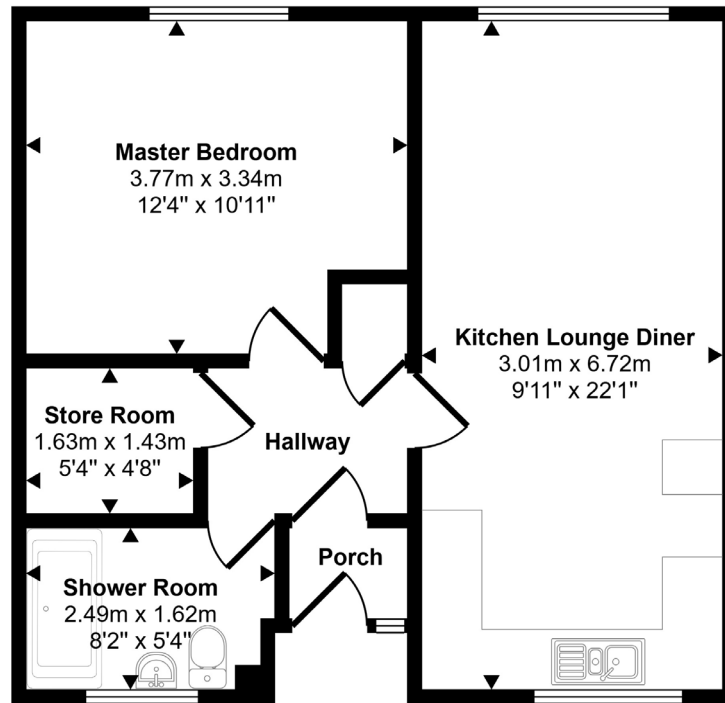
Situated in the peaceful community of Burray, 1 Leburn is a one-bedroom semi-detached bungalow offering well-proportioned accommodation and excellent outdoor space. The property comprises a generous double bedroom, a modern shower room, and a bright open-plan living, dining and kitchen area, creating a practical and sociable living environment. A useful store room houses the hot water tank and provides additional storage. Externally, the property benefits from generous residents' parking, a small front garden laid to grass, and a generous rear garden, also laid to grass and complemented by mature shrubs and bushes. A timber garden shed is included in the sale. The property is fitted with wood-framed double glazed windows and is heated by a combination of electric storage and panel heaters. While the bungalow requires redecoration, it presents an excellent opportunity for a purchaser to personalise and enhance a home in a desirable village setting.

/// What3words : ///massaging.credited.surnames

EXTRAS
Floor coverings are included in the sale price.



Approx Gross Internal Area
46 sq m / 490 sq ft



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 80 Mbps Mobile Network – EE, O2, Vodafone	Band A	Band C	Flexible



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Viewing

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All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.