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Overlooking the tranquil waters of Burghead Harbour and the vast sweep of the Moray Firth beyond, this exceptional home offers a rare chance to live within one of Scotland's most distinctive coastal landmarks. Forming part of the Category A Listed Telford House, a former 19th century granary now beautifully converted into individual homes, it blends the strength of its maritime heritage with the warmth and comfort of modern living. With timeless character and the beach, shops and cafés just a short stroll away, this is coastal life at its most appealing.

Stepping inside, the sense of character continues immediately. The open plan living and dining room spans the width of the home, a beautiful bright space. Three deep set sash windows frame views of the harbour and rolling sea beyond, filling the room with natural light. Warm wooden flooring and crisp white walls create a calm backdrop, while subtle recessed spotlights add a modern touch. The adjoining dining area offers room for family gatherings or entertaining friends in style. It's a space that allows you to truly appreciate the building's idyllic seaside location.

Flowing seamlessly from the dining area, the kitchen continues the home's warm, welcoming feel. Timber cabinets with sleek chrome handles contrasts beautifully with the dark worktops and mosaic style tiled splashback. It features an integrated oven and hob with extractor above, while ceiling spotlights add a soft glow in the evenings. The layout makes excellent use of space, offering generous storage and a comfortable cooking environment. Finished with wooden flooring and a stainless steel sink, this is a kitchen ideal for those who enjoy cooking and entertaining at home.

Completing this level is a thoughtfully placed WC, ideal for everyday convenience. Neatly designed with painted panelling, a modern toilet and wash basin, it feels bright and fresh thanks to the deep set window that brings in natural light. The warm wood detailing and tiled flooring tie in beautifully with the rest of the home.

A carpeted staircase with a modern wood and chrome balustrade leads gracefully down to the lower level, where the bedrooms and bathroom can be found. The main bedroom enjoys a calm, restful feel, perfectly suited to its harbour setting. The room has space for a double bed, bedside tables and additional storage, while built-in wardrobes provide a practical solution without interrupting the clean layout. A large arched window draws provides great views and allows natural light to flood in. It also enjoys an en-suite shower room. This features a smart three piece suite comprising a glazed shower enclosure, wash hand basin and toilet, finished with fresh white tiling and a chrome heated towel rail for comfort. Together they form a bright and private retreat within this unique home.

Bedroom two is also a bright and welcoming double, tastefully finished in soft neutral tones. A large window allows plenty of natural light, while fitted wardrobes with sliding doors offer useful built-in storage. The third bedroom carries on the theme, comfortably accommodating a double bed or twin arrangement. It has its own large window that keeps the room light and bright while the neutral decor makes it a blank canvas for your own input.

The main bathroom has the benefit of both a full sized bath and a separate shower enclosure, ideal for busy mornings or long, relaxing soaks. The suite also includes a pedestal wash basin and toilet, all set against soft neutral coloured tiling. A chrome heated towel rail and tiled flooring complete this stylish space.

The property features timber framed windows with double glazed units, combining traditional craftsmanship with modern insulation benefits. The front door is also of timber design. Heating and hot water are supplied by a direct acting electric boiler housed within a lower hall cupboard, circulating through radiators to provide consistent warmth throughout the home.

Homes of this nature seldom reach the market and opportunities to secure one with such outstanding views are even rarer. This remarkable property combines history, charm and practicality in one of the Moray coast's most scenic settings. Arrange your private viewing with Hamish Homes and see for yourself what makes this Burghead home so special.

About Burghead

Burghead, a charming coastal village on the Moray Firth, offers a peaceful lifestyle steeped in history and surrounded by natural beauty. Famous for its ancient Pictish fort and rich archaeological heritage, Burghead blends historic charm with modern convenience, making it an attractive place to call home.

The village boasts beautiful sandy beaches, rugged coastal cliffs and a bustling harbour, ideal for those who love the sea and the outdoors. Residents can enjoy scenic walks, wildlife watching and fishing, as well as the annual Burning of the Clavie festival, which celebrates Burghead's deep-rooted traditions. Local amenities include a convenience store, post office, cafes and a community hall. For families, Burghead Primary School serves younger children, while secondary students attend nearby Lossiemouth High School.

Burghead is well-connected by road, with nearby towns such as Elgin (10 miles away) providing a wider range of amenities, including supermarkets, healthcare facilities and shopping. Elgin also offers excellent transport links, including rail services to Inverness and Aberdeen.

With its stunning coastal location, vibrant community spirit, and easy access to nearby towns, Burghead is a highly desirable location for those seeking a relaxed lifestyle in the Highlands.





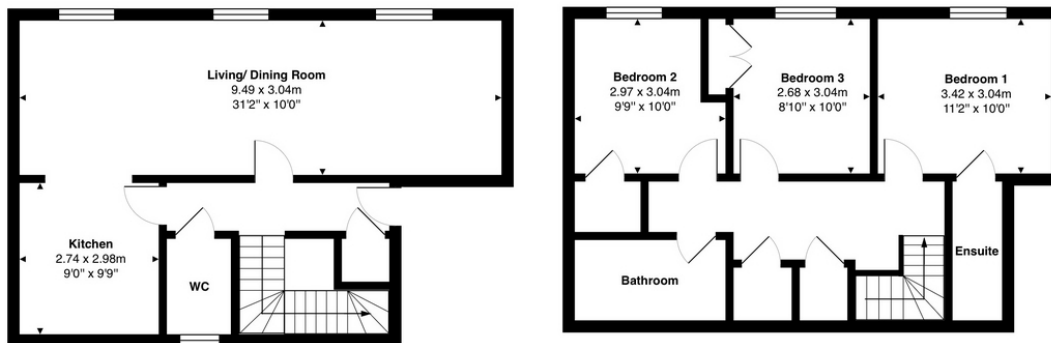
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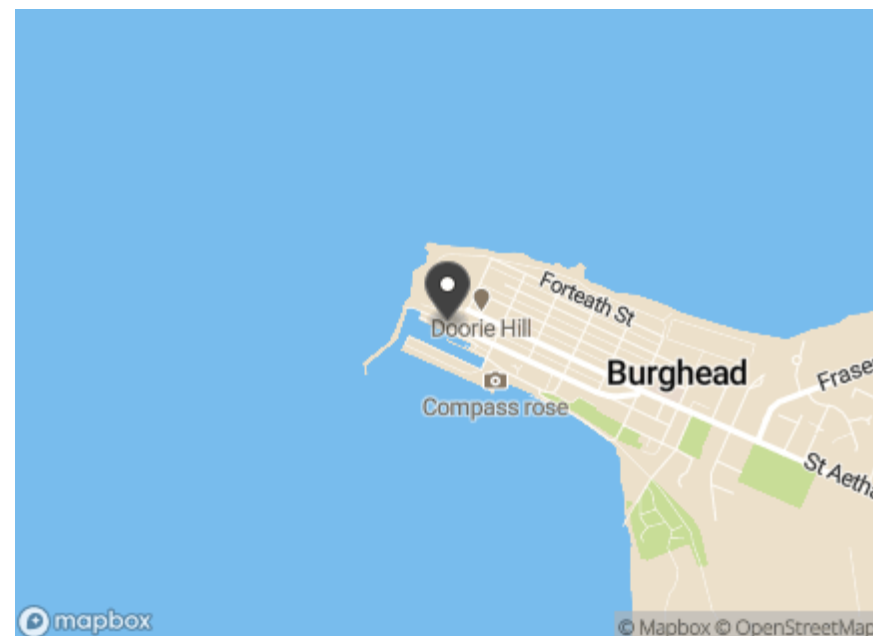


Flat 2, Telford House



All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+)	58	70	(92+)	80	86
A					
(81-91)			B		
(69-80)			C		
(55-68)			D		
(39-54)			E		
(21-38)			F		
(1-20)			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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