



  
**grantsmith**  
LAW PRACTICE

1 Aboyne Street, Buckie, AB56 1UD  
£185,000 offers over

## Property summary

1 Aboyne Street

Buckie

AB56 1UD

Detached 3 Bedroom Family Home with Conservatory, Garden & Drive

Double-Glazing, Gas Central Heating,

Council Tax Band Currently "C", EPC Band "E".

Offers Over £185,000

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**Type:** Detached House

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**Availability:** Under Offer

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**Bedrooms:** 3

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**Bathrooms:** 2

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**Parking:** Driveway, Off Road Parking

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**Outside Space:** Rear Garden

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**Council Tax Band:** C

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## Full details

Buckie is a historic fishing town in Moray, which is renowned as being one of the sunniest and driest Counties in Scotland and has a wide range of excellent places to stay, eat and shop. The County is famed for its breathtaking scenery, long sandy beaches, wildlife and offers wonderful leisure and recreational opportunities including golf and angling. Elgin, Aberdeen and Inverness are all within easy commuting distance whilst train stations at Keith and Elgin provide direct links to Aberdeen and Inverness, which both offer facilities expected from a city, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

1 Aboyne Street is situated close to the sea front and the Harbour. The family home offers spacious accommodation which is spread over two floors comprising hall, lounge, dining kitchen, conservatory, bathroom, and on the first floor; three bedrooms one with ensuite shower room.

The property is entered via a glazed uPVC door into the tiled hall which accesses the lounge, dining kitchen and bathroom via oak panelled doors. The carpeted stairs to the first floor is also accessed from the hall. The traditional staircase has decorative spindles with curved wooden handrail, the hall also has traditional coving.

The lounge is a dual aspect room with windows to the front and rear both of which have deep display sills. The lounge is bright room decorated in neutral tones and finished with laminate flooring.

The dining kitchen has been fitted with a modern two tone kitchen with ample base and wall mounted handleless units, with marble effect worktop and splashback. A kitchen island provides breakfast bar dining. Integrated appliances include a double electric oven and hob. *Lamona* sink with drainer and mixer tap. The kitchen has windows to be front and side with display sills and finished with a laminate floor. The *beko* fridge/freezer, washing machine and *Hisense* dishwasher may be available for purchase by separate negotiation. A glazed wooden door leads into the conservatory. The conservatory has double doors into the garden and is finished with laminate flooring.

The ground floor bathroom is a large room with a four piece suite consisting w.c, frosted glass handbasin set on a wooden unit, bath and shower cubicle with an electric shower. The shower cubicle is tiled with further tiling to dado height around the sanitary wear. Spot lighting has been fitted above the handbasin. The room is finished with vinyl flooring and bathroom accessories. Frosted window to the rear.

The first floor landing has a front facing window and access all three bedrooms. Bedroom 1 is a large double with windows overlooking both the front and rear. Storage is offered by way of a wardrobe with hanging rail and shelving. Fitted carpet. This bedroom has the benefit of an ensuite shower room. The modern suite has an electric shower with aqua panelling, wc and handbasin set within a storage unit, black towel rail and finished with a checkerboard vinyl.

Bedroom 2 is also a large double bedroom with a built in wardrobe accessed via double doors with hanging rail, shelving and a fitted carpet. Front facing window with deep display. Bedroom 3 has a large roof window to the rear and also benefits from a wardrobe with hanging rail, shelving and is finished with laminate flooring.

### **Garden**

The property has a lock block drive with an electric car charger fitted. The lock block continues to the rear garden which also has areas of artificial lawn. The owners have also fitted an enclosed cattery next to the conservatory.

### **Important Information**

These particulars do not constitute any part of an offer or contract. All statements contained therein while believed to be correct are not guaranteed. All measurements are approximate, intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars. No warranty is provided for the kitchen appliances which will remain.

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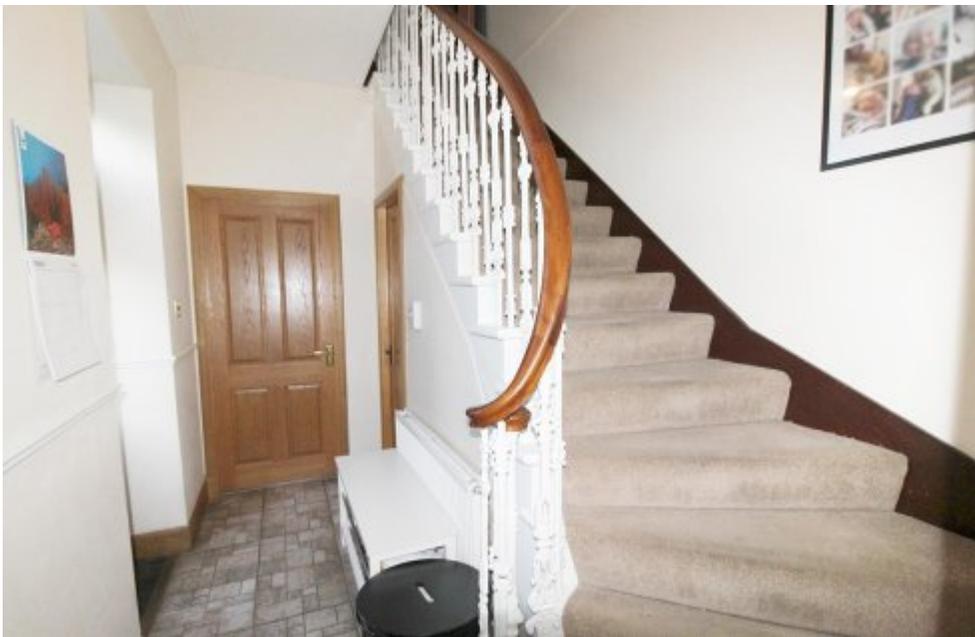
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**Council Tax Band:** C

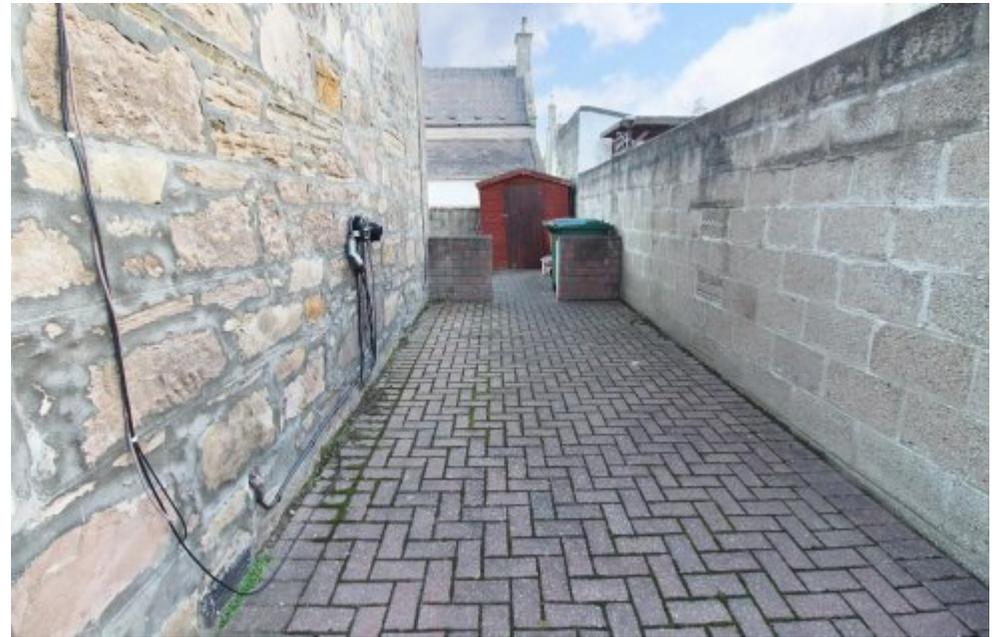
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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