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LAW PRACTICE

1 St. Tarquins Place, Fordyce, AB45 2SH  
£80,000 under offer

# Property summary

Semi-Detached Three-Bedroom Home with Garden

Double-Glazing, Council Tax Band Currently "A", EPC Band "F".

Offers Over £80,000

Fordyce is a picturesque village in Aberdeenshire, only two miles from the Moray Coast and the beautiful beach at Sandend. Moray is renowned for its breathtaking scenery, long sandy beaches, and abundant wildlife, along with leisure and recreational opportunities, including golf and angling. Fordyce sits between Cullen and Portsoy, both of which offer excellent places to stay, eat, and shop. The nearby towns of Buckie and Banff, as well as the larger town of Elgin, provide major supermarkets, a variety of independent shops, and a broad selection of sporting and recreational facilities. The cities of Aberdeen and Inverness are also within an commuting distance. The local Primary School is just metres from the property, with Secondary Schooling available in Banff.

## Full details

The accommodation comprises, on the ground floor: hall, lounge, dining kitchen, bathroom, and ground-floor bedroom. On the first floor are two double bedrooms, one with an ensuite shower room. Whilst in need of renovation, this property sits on a generous plot in a lovely setting and would make a wonderful family home. All fitted carpets, floor coverings, window blinds, and light fittings are included in the sale price.

The property is accessed via a glazed wooden door into the hall, which leads to the lounge, ground-floor bedroom, bathroom, and staircase to the first floor. The hall also benefits from two storage cupboards. The lounge is accessed via a glazed door and features patio doors leading out to the rear garden and an area of decking. The room is finished with laminate flooring.

The dining kitchen is accessed from the lounge via a glazed door. This is a spacious room with a dedicated dining area finished with laminate flooring and a step down into the kitchen area. The kitchen is fitted with a selection of base units, a contrasting worktop, and a stainless-steel sink with drainer and mixer tap. The dining kitchen is a bright room with windows overlooking both the front and rear gardens, and a glazed wooden door provides access to the rear garden.

Also on the ground floor are the bathroom, which is fitted with a white three-piece suite and frosted window to the side, and a bedroom overlooking the front of the property.

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**Type:** Semi-Detached House

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**Availability:** Sold

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**Bedrooms:** 3

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** A

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A carpeted staircase from the hall leads to the first floor, which offers two double bedrooms. A cupboard at the top of the stairs provides further storage, and there is a Velux window to the front. Bedroom 1 benefits from a fitted wardrobe with hanging rail and an ensuite shower room. The ensuite is fitted with a three-piece suite comprising WC, hand basin with storage cupboard below, and a shower cubicle with mains shower. It is finished with a tiled floor. Both bedrooms are generously proportioned doubles, each with a window overlooking the rear garden and countryside views.

### Outside

The garden is laid mainly to lawn with an abundance of mature planting and trees. A wooden shed is included in the sale.

Lounge	3.25 x 5.00m
Dining Kitchen	3.25 x 6.20m
Bathroom	2.10 x 1.65m
Ground Floor Bedroom	3.10 x 3.10m
Bedroom 1	3.80 x 3.40m
Ensuite	1.90 x 1.40m
Bedroom 2	4.50 x 3.10m

### Important Information

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained within these particulars.

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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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Plain speaking

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Experts who listen

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To arrange a viewing or discuss your property, get in touch with us today.

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