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LAW PRACTICE

10 St Tarquins Place, Fordyce, AB45 2SH
£125,000 offers over

Property summary

We are delighted to offer for sale this 3 bedroom spacious semi-detached bungalow located in a quiet area of Fordyce. The property comprises: lounge, kitchen, 3 bedrooms, shower room, front, side and rear gardens with on-street parking, large summer house, greenhouse and 2 small garden sheds

This property would make the ideal family home benefiting from spacious rooms, ample storage and plenty garden area.

Fordyce is a picturesque village in Aberdeenshire, only two miles from the Moray Coast and the beach at Sandend. Moray is renowned for its scenery, long sandy beaches, and abundant wildlife, along with leisure and recreational opportunities, including golf and angling. Fordyce sits between Cullen and Portsoy. 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.

Viewing is recommended to appreciate this property.

Council Tax Band – A

EPC Band – E

Full details

Entry – Entry is gained via the front partially glazed opaque exterior door leading into the hallway. The hallway gives access to the lounge, kitchen, shower room, 3 bedrooms and storage cupboard. Loft hatch can be accessed here also.

Type: Semi Detached Bungalow

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Lounge – (5.24m x 3.34m) (17.19ft x 10.96ft) approx.

This spacious lounge has a large front window and a small side window providing natural light. Front window overlooks the front garden, whilst the side window overlooks the side path and side garden. The feature fireplace with gas fire is the focal point of the room.

Kitchen – (3.80m x 2.63m) (12.47ft x 8.63ft) approx.

The kitchen has ample base and wall units with under counter space for white goods and sink with a drainer and two taps, gas cooker. There are two storage cupboards, one of which houses the hot water tank. The large rear window overlooks the rear garden, whilst the side window overlooks the side path, both providing natural light. The side exterior door provides access to the side path which takes you to the front and rear garden.

Shower room – (1.91m x 1.66m) (6.23ft x 5.45ft) approx.

The shower room has a 3 piece suite consisting of W/C, wash hand basin with mixer tap and mirror above, enclosed corner shower cubicle. A rear facing opaque window provides natural light.

Bedroom 1 – (3.42m x 3.35m) (11.22ft x 10.99ft) approx.

3 built in wardrobes with shelving and rails and built in drawers provides ample storage. Front facing window overlooks front garden and provides natural light.

Bedroom 2 – (3.87m x 2.61m) (12.69ft x 8.26ft) approx.

Built around storage with cupboards, wardrobes and drawers along with built in cupboard with shelving and rails provide ample storage. Large rear window overlooks the rear garden and provides natural light.

Type: Semi Detached Bungalow

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Bedroom 3 – (2.73m x 2.42m) (8.96ft x 7.94ft) approx.

Built in double wardrobe with hooks and shelf provide additional storage. Rear window provides natural light and overlooks the rear garden.

Outside – Good sized front and rear gardens mainly laid to lawn with slabbed pathways, shrubs and bushes and flower beds. There are steps from the street with a railing up to the slabbed side pathway. The slabbed pathway takes you to the front door or alternatively to the side door and then to the gate for the rear garden. The front garden is mainly laid to lawn with bushes, shrubs and flower beds. The rear garden is mainly laid slabbed with chip stone areas. There is a large summer house, smaller green house and 2 small sheds.

Type: Semi Detached Bungalow

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A







GROUND 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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Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

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