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LAW PRACTICE

14 The Bow Buckie

£115,000 offers over

Property summary

Three Bedroom Home with Drive & Rear Garden

Double-Glazing, Gas Central Heating;

Council Tax Band B, EPC Band D

This three bedroom family home is situated to the west of the town centre, within easy walking distance of Primary and Secondary Schools, two convenience stores, a chemist, Doctors Surgery and Seafield Hospital. The property benefits from double-glazing and gas central heating. The accommodation which is spread over two floors comprises; ground floor, living room, sun room, kitchen with utility area and on the first floor, three bedrooms and bathroom. All fitted carpets, floor coverings, window blinds, curtains and light fittings are included in the sale price.

Full details

The property is accessed via a uPVC door with glazed side screen into the hall which accesses the living room and the carpeted staircase to the first floor. The living room is a lovely bright room with a window to the front. The focal point of the living room is the wooden fireplace with tiled hearth housing an electric fire. Glazed double sliding doors open into the sun room whilst a glazed door opens into the kitchen. The sun room has windows overlooking the rear garden and glazed double sliding doors opening out directly onto a patio area.

The kitchen is fitted with a selection of shaker style base and wall mounted units with contrasting worktop and tiled splashback. Integrated appliances consist of an electric oven and hob with extractor and cooker hood above. A stainless steel 1 ½ sink with drainer and mixer tap sit under a window overlooking the rear garden. A uPVC door leads out into the garden. The utility space is open plan from the kitchen and has a window overlooking the front garden. Within the utility is a further area of worktop with space below for a washing machine and tumble. Also within the utility are a freestanding fridge/freezer and freestanding dresser which will both remain. The vinyl flooring from the kitchen continues through to the utility.

The staircase is fitted with a carpet which continues on to the landing which accesses the three bedrooms and bathroom. Bedroom 1 is a large double which has a window to the front and has a built-in cupboard. Bedroom 2 another double overlooks the rear garden and bedroom 3 is front facing. All three bedrooms have fitted carpets.

Type: Terraced House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: B

The large bathroom is fitted with a white three piece suite consisting a w.c, handbasin and bath with an electric shower above. The bathroom is fully tiled and has a frosted window to rear. The bathroom is finished with a chrome towel rail, wall mounted mirrors and the usual bathroom accessories.

Outside

The front garden has been laid to paving and stone chip and allows for off-road parking. The rear garden is laid mainly to lawn with areas of planting as well with a raised patio area directly from the dining room. Also within the rear garden is a concrete outbuilding with metal roof which has the benefit of power and light.

Living Room	6.00 x 3.80m
Sun Room	2.80 x 3.80m
Kitchen	3.40 x 2.90m
Utility	2.40 x 2.90m
Bedroom 1	3.40 x 3.90m
Bedroom 2	2.50 x 4.30m
Bedroom 3	3.35 x 1.95m
Bathroom	2.50 x 2.55m

Additional Information

No warranty is provided for any appliances included in the sale.

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.

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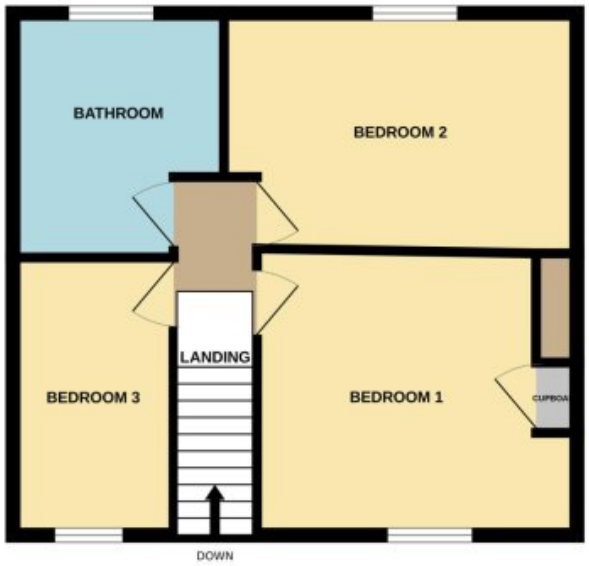




GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

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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