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LAW PRACTICE

15 Linn Crescent, Buckie, AB56 1NA
£108,000 offers over

Property summary

Buckie is a historic fishing town in Moray, renowned for being one of the sunniest and driest counties in Scotland. It offers a wide range of excellent places to stay, eat, and shop. The area is famed for its breathtaking scenery, long sandy beaches, diverse wildlife, providing fantastic leisure and recreational opportunities including golf and angling. Elgin, Aberdeen, and Inverness are all within easy commuting distance, while train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. Both cities offer extensive shopping, retail parks, services, rail links, and airports

15 Linn Crescent is a mid-terraced bungalow situated in a popular residential area, only a short walk from the town centre, shops, supermarkets, GP surgery and both Primary and Secondary Schools. The property offers spacious accommodation and benefits from double-glazing and gas central heating. The accommodation comprises vestibule, living room, kitchen, shower room and two double bedrooms. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

Full details

The property is accessed via a glazed uPVC door into the vestibule which in turn opens into the carpeted living room. The living room has a window to the front and a wooden fire surround housing an electric fire. Storage is found via a built-in shelved cupboard. A door from the living room leads to the kitchen and a second door to the hall.

The kitchen is fitted with a selection of base and wall mounted units with contrasting worktop, and tiled splashback. A gas oven, grill and hob are integrated with an cooker hood and extractor above. A stainless steel sink with drainer and mixer tap sits under the window which overlooks the large rear garden. A uPVC door accesses the garden.

The carpeted hall gives access to the shower room and both bedrooms. The shower room has a frosted window to the rear and is fitted with a white suite consisting of w.c, handbasin and shower cubicle which has an electric mira jump shower and aqua panelling. Usual shower room accessories and vinyl floor. Both bedrooms are doubles with bedroom 1 overlooking the front and bedroom 2 the rear garden, both bedrooms have fitted carpets.

Outside

The front garden is laid to stone chip with a path leading up to the front door. The rear garden has an area of stone chip which houses both wooden sheds and a large area laid to lawn.

Type: Terraced Bungalow

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Appliances and furniture within the property (with the exception of the cabinet in the living room) are available by separate negotiation.

Vestibule	0.85 x 0.85m
Shower room	1.85 x 1.50m
Living Room	4.50 x 3.85m
Kitchen	3.16 x 1.90m
Shower room	1.85 x 1.50m
Bedroom 1	3.35 x 3.70m
Bedroom 2	3.05 x 2.60m

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



Whilst every effort has been made to ensure the accuracy of the floorplan contained within, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omission or inaccuracy. 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 suitability or efficiency can be given.
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