



15 North Pringle Street Buckie AB56 1HT
£200,000 offers over

Property summary

Detached Three Bedroom Home with Rear Garden

Double-Glazing, Gas Central Heating,

Council Tax Band Currently "C", EPC Band "D"

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 county is famed for its breathtaking scenery, long sandy beaches, and wildlife, and offers wonderful 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. These cities offer the full range of facilities, including excellent shopping, retail parks, associated services, rail links, and airports.

Full details

15 North Pringle Street is situated close to the town centre, and within easy walking distance of all local amenities as well as being close by to primary and secondary schools. The property is well presented and has a modern feel whilst retaining some traditional features including deep skirtings, decorative coving and window panelling. The current owners have recently installed a new boiler. The accommodation is spread over two floors, comprising on the ground floor; hall, living room, dining kitchen, bathroom, utility room, and on the first floor; three double bedrooms.

The property is entered via a glazed uPVC door into the hall, which provides access to the living room, dining kitchen, bathroom, utility room and staircase to the first floor. The hall is a generous size and has a window overlooking the rear garden making it a bright space. Storage is found in the hall via a deep cupboard with built in shelving which also houses the boiler.

The property has traditional wood panelled doors, one of which accesses the living room which is a dual aspect room with windows to the front and rear. The focal point of this room is the fireplace with timber surround and stone hearth. Whilst the owners currently have an electric fire within the fireplace a wooden burner could be installed. The living room is decorated in the neutral tones with a fitted carpet.

The dining kitchen has a window overlooking the front of the property and is fitted with a selection of handless base and wall-mounted units with contrasting worktop. A wooden kitchen island sits the centre of the room and provides kitchen storage by way of deep drawers. The kitchen island is home to the sink and electric hob with extractor above and also provides a

Type: Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: C

seating area. Integrated appliances include an electric oven, fridge/freezer and dishwasher. There is ample space within the kitchen for a separate dining set.

The family bathroom is on the ground floor and has a frosted window to the rear. The bathroom consists of a three piece suite with mains dual headed shower over the bath. The wc and handbasin are set within a vanity unit with a wall mounted mirrored medicine cabinet above.

At the rear of property overlooking the garden is the large utility room which is fitted with base units with worktop space, 1 ½ stainless steel sink with drainer and mixer tap and plumbing for a washing machine. From the utility is the exterior door leading to the rear garden.

The first floor is accessed via a carpeted staircase, leading to the landing that provides access to all three bedrooms as well as a large storage cupboard. The principal bedroom is dual aspect with windows to the front and side. This room has the benefit of a walk-in wardrobe with hanging rails and shelving, is decorated in neutral tones with a fitted carpet.

Bedroom 2 is also front facing and another good sized double with fitted carpet. Bedroom 3 also front facing has the benefits of a built-in cupboard with hanging rail and shelving and also has a fitted carpet.

Garden

The rear private garden is laid to an area of patio, a decked seating area as well as artificial lawn and stone chips. There are two storage sheds, one of which has power and light.

Living Room	5.49 x 3.50m	Bedroom 1	5.00 x 3.95m
Dining Kitchen	4.05 x 4.30m	Bedroom 2	4.02 x 3.50m
Bathroom	3.96 x 2.06m	Bedroom 3	3.76 x 2.50m
Utility	2.55 x 3.15m		

Important Information

No warranty is provide for any appliances that will remain.

These particulars do not constitute any part of an offer or contract. All statements contained herein, 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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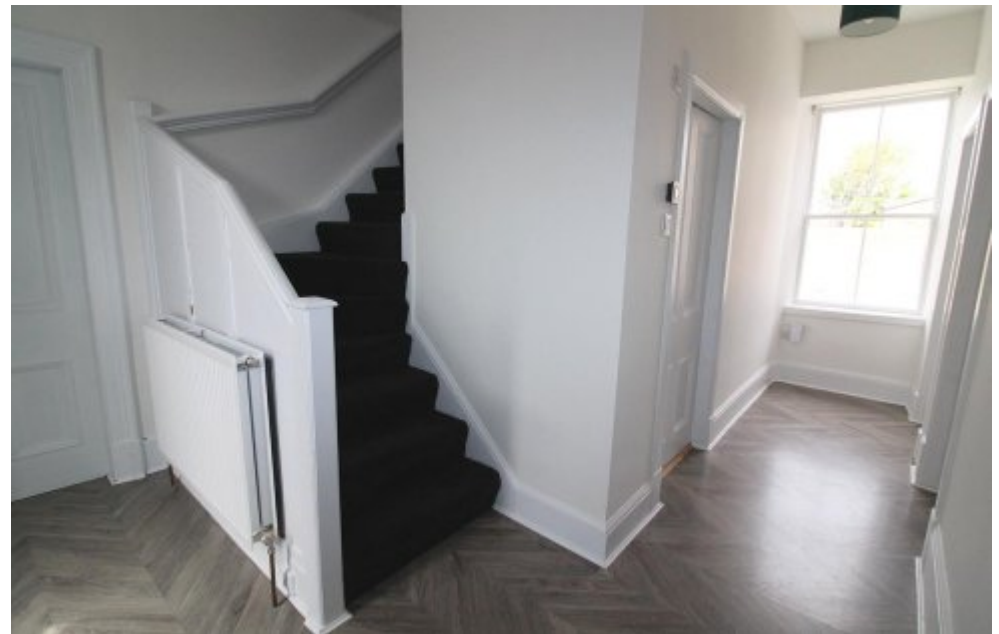
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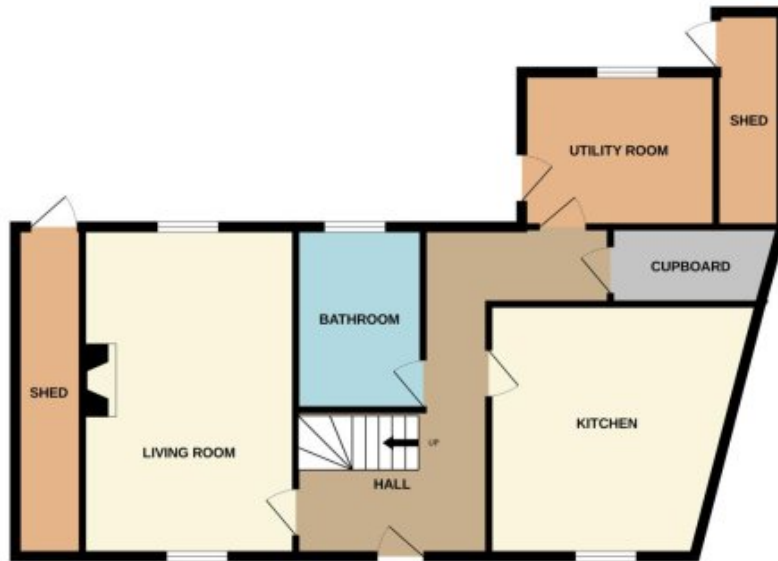




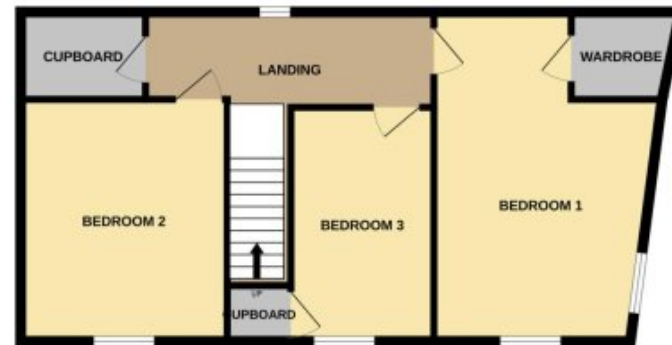




GROUND FLOOR



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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