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LAW PRACTICE

16 Admiralty Street, Buckie, AB56 1JA
£245,000 offers over

Property summary

Detached Three Bedroom/Three Public Room Family Home with Conservatory, Garage & Rear Garden

Double Glazing, Gas Central Heating,

Council Tax Band Currently D, EPC Band D

Offers Over £245,000

Type: Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 3

Parking: Single Garage

Outside Space: Rear Garden

Council Tax Band: D

Full details

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.16 Admiralty Street is a detached traditional property centrally located with all town amenities within easy walking distance.

This large home offers the opportunity for multi-generational living with two kitchens giving the option for independent living within the home. Accommodation comprises, on the ground floor: living room, kitchen 1, dining room, conservatory, lounge, sitting room, kitchen 2; and on the first floor: three double bedrooms and family bathroom. All fitted carpets, floor coverings, window blinds, curtains and light fittings are included in the sale.

The property is accessed via a glazed uPVC door into the hall which accesses the living room, lounge and the carpeted staircase to the first floor. Decorated in grey tones the living room has a window overlooking the front of the property with a deep display sill. From the living room access is given to kitchen 1, the dining room and the rear hall which accesses the conservatory.

Kitchen 1 is accessed via the living room and is fitted with a selection of base and wall-mounted units with contrasting worktops and tiled splashback. A 1 ½ stainless steel sink with drainer sits under the window overlooking the rear garden. The kitchen is fitted with a electric oven, gas hob with cooker hood and extractor above. An external uPVC door opens into the garden.

The dining room is accessed directly from the living room and has a window to the rear. The dining room offers storage by way of a shelved cupboard and under stair cupboard. Additional

space has been opened under the stairs. The rear hall opens into the conservatory and also has a large storage cupboard which houses the boiler. The conservatory is a wonderful room from which the garden can be enjoyed. The conservatory has fitted blinds, a tiled floor and a glazed door out to the rear garden.

The lounge is the second public room from the hall and has a built-in bar. The lounge has a window to the front with a deep display sill and has a wooden fire surround with an electric fire. The bar area has been fitted with shelving, optics and space for a mini fridge. From the lounge a door leads to the side vestibule which has an exterior uPVC door which opens onto Hall Street.

From the vestibule, the sitting room is accessed, which has a window overlooking Hall Street. The sitting room has a wooden fire surround which previously housed a gas fire which could be easily reinstated. The room has a storage cupboard with shelving alongside and accesses kitchen 2 as well as a further vestibule. Within the vestibule is a carpeted staircase directly to bedroom 3 and a glazed uPVC exterior door to the rear garden.

Kitchen 2 is fitted with base and wall mounted units with contrasting worktop. The slot-in electric oven has a cooked hood and extractor above. A stainless steel sink sits under a rear facing window. A uPVC exterior door opens out to the rear garden.

The staircase from the hall has a curved wooden handrail and metal spindles, leading up to the first floor landing. All three bedrooms are large doubles, bedrooms 1 & 2 are front facing both with fitted carpets and are accessed from the landing. Bedroom 3 can be accessed via a door from bedroom 2 or via the second staircase from the vestibule. The family bathroom comprises a white suite with WC, bath, shower cubicle, and hand basin. The shower cubicle houses a mains shower with aqua panelling. The bathroom has a laminate floor, the usual bathroom fittings and frosted window to the rear providing natural light.

The large rear garden can be accessed from the house via four external doors on the ground as well as a wooden gate from Hall Street and the garage on Admiralty St. The private garden is laid to a mixture of lock block paving, artificial grass with decking area and paving slabs. With the garden is a an outside wc, outside tap and 3 separate concrete sheds. The stone built garage has a metal vehicular door, shelving, workbenches and a wooden door into the garden.

Hall	2.15 x 2.90m
Living Room	3.70 x 3.65m
Kitchen 1	2.65 x 3.00m

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Dining Room	2.00 x 2.95m
Conservatory	2.15 x 4.25m
Lounge	3.70 x 3.65m
Sitting Room	4.00 x 3.50m
Kitchen 2	3.50 x 3.40m
Landing	2.20 x 3.20m
Bedroom 1	4.40 x 3.25m
Bedroom 2	4.85 x 3.70m
Bedroom 3	3.70 x 4.50m

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 the statements contained in these particulars.

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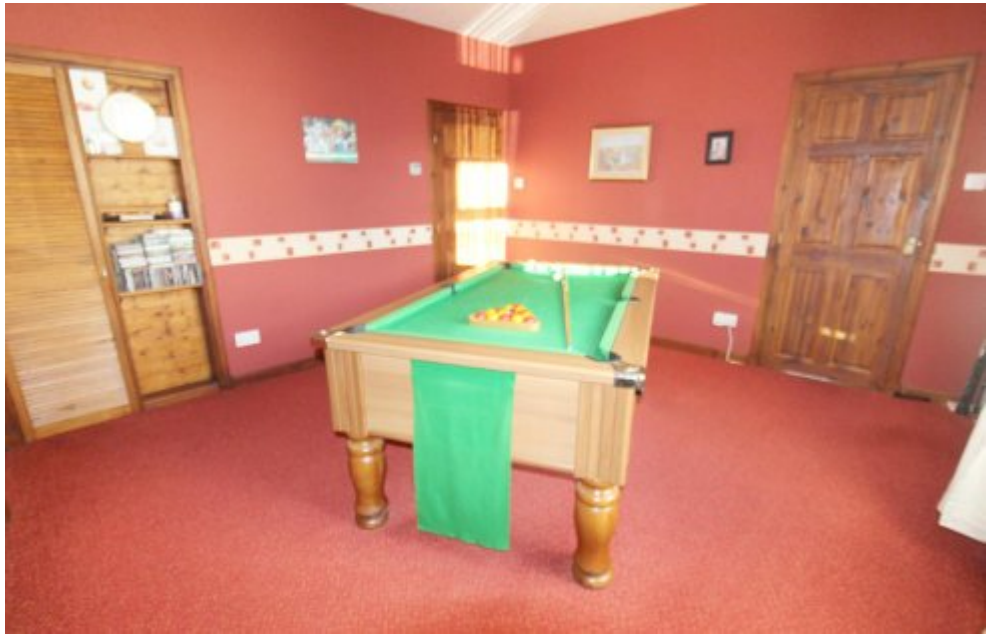
































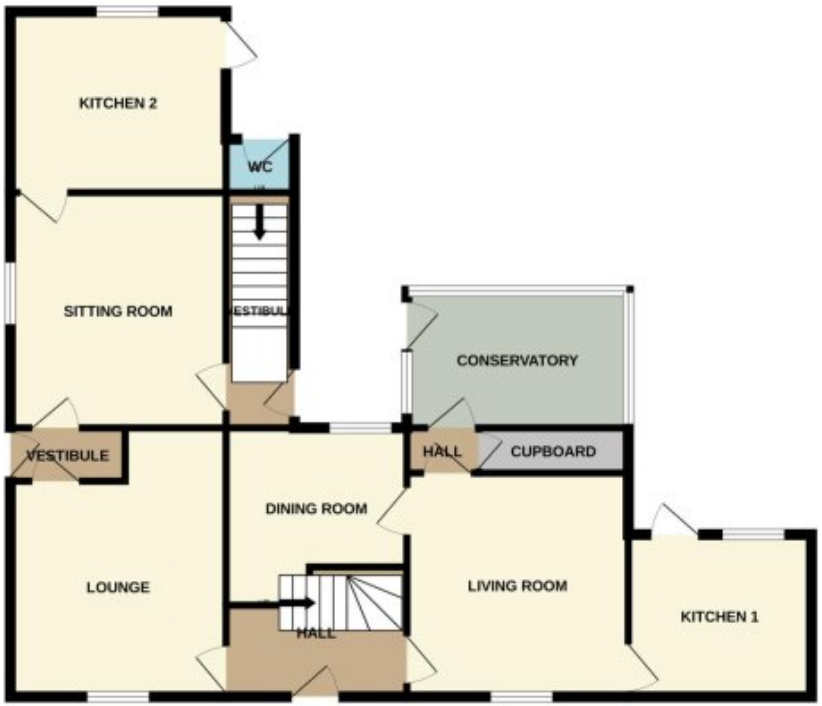








GROUND FLOOR



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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