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LAW PRACTICE

19 Silberg Drive, Buckie, AB56 1FQ  
£114,000 under offer

## Property summary

**Offers Over £114,000; Home Report Value £118,000**

Built by Springfield, this move-in condition two-bedroom first-floor flat is one of four in the block within a development to the west of the town centre, within easy walking distance of primary and secondary schools, two convenience stores, a chemist, a doctors surgery, and Seafield Hospital.

The flat is decorated in neutral tones with newly laid carpets. The accommodation comprises a ground floor vestibule, hall, open-plan lounge and kitchen, bathroom, and two double bedrooms. All fitted floor coverings are included in the sale.

The property is accessed via a ground-floor wooden door into the vestibule, which connects to the internal carpeted staircase ascending to the hall. The hall provides access to all the accommodation via white wood-panelled doors. A large storage cupboard, housing the boiler, is located within the hall. The fitted carpet from the staircase continues through the hall, living room, and both bedrooms.

## Full details

The open-plan living room is a spacious area with rear-facing windows and fitted carpet, while the kitchen area features complementary vinyl flooring. The kitchen is fitted with a selection of base and wall-mounted units with contrasting worktop and tiled splashback. An inset 1 ½ stainless steel sink with drainer and mixer tap sits below the rear-facing window. Integrated appliances included a fridge, electric oven, gas hob, and extractor hood. There is space for a washing machine.

The bathroom is fitted with a white suite comprising W.C, hand basin, and bath with mains shower. The walls are tiled around the shower and to dado height around the remainder of the room. Additional features include a chrome towel rail, vinyl flooring, and a frosted side-facing window.

Both double bedrooms have windows to the front and feature built-in double wardrobes with mirrored sliding doors, hanging rails, and shelving. Both rooms have fitted carpets.

### Outside

Shared garden areas are laid to lawn, with the communal car park finished in lock-block paving.

### Room Dimensions

Vestibule - 2.05m x 1.75m

Hall - 5.15m x 1.10m

Living Room - 4.00m x 3.90m

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**Type:** Flat

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**Availability:** Under Offer

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Communal Parking

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**Outside Space:** Communal Garden

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**Council Tax Band:** B

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Kitchen - 3.00m x 1.95m  
Bathroom - 2.85m x 1.70m  
Bedroom 1 - 3.20m x 2.90m  
Bedroom 2 - 3.20m x 2.75m

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# 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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