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LAW PRACTICE

23 Shearer Avenue Buckie AB56 1PF
£225,000 under offer

Property summary

Detached Three Bedroom Bungalow within a large corner plot

Double Glazing, Gas Central Heating, Drive, Garage

Council Tax Band Currently D, EPC Band C

Full details

23 Shearer Avenue is a 3 bedroom family home located in Buckie within the County of Moray, which is renowned as being one of the sunniest and driest Counties in Scotland. Buckie and the surrounding area have a wide range of excellent places to stay, eat and shop. The Moray coast is famed for its breathtaking scenery, long sandy beaches, wildlife and offers wonderful leisure and other recreational opportunities including golf and angling. Sitting on the east of the town The Haven is in easy walking distance of all local amenities, including primary school with secondary schooling. Elgin, Aberdeen and Inverness are all within easy commuting distance whilst train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. Buckie and Elgin offer major supermarkets, a good selection of independent shops, sporting and recreational facilities. Aberdeen and Inverness provide all of the facilities expected from a city, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

Number 23 is a detached family home which sits on a generous plot with the benefit of a drive, integral garage and summerhouse. The home is close by to Millbank Primary School and within walking distance to the town centre and all local amenities.

The property is accessed via a glazed uPVC door into the vestibule which has a cupboard housing the electric meter. A glazed door opens into the carpeted hall which has a built-in shelved cupboard. The hall accesses all accommodation with the exception of the utility room.

The living room has a large picture window overlooking the front garden and has a fitted carpet.

The dining kitchen works as a great family room offering a good sized kitchen with a social space for formal dining or a sitting room. The kitchen is fitted with ample base and wall mounted units with contrasting worktops and matching upstands. The worktop continues to a breakfast bar area as well as a fixed table with 4 dining chairs. Integrated appliances include an electric double oven, hob with extractor above and dishwasher. The 1 ½ stainless steel sink with drainer and mixer tap sits under one of the two windows which overlook the rear garden. From the kitchen is the utility room which has further base and wall mounted units with contrasting worktops, stainless steel sink with drainer and mixer tap and space for a washing machine. The

Type: Detached Bungalow

Availability: Under Offer

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Driveway, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: D

utility room houses the boiler and has a door into the garage as well as a uPVC exterior door out onto the patio.

All three bedrooms are doubles, bedrooms 1 & 2 are both front facing with bedroom 1 having the benefit of two built-in cupboards. Bedroom 3 is rear facing and has built-in bedroom furniture which shall remain.The large shower room has a four piece suite consists of an enclosed wc, handbasin and bidet within a vanity unit and shower cubicle housing an electric shower. The shower cubicle is finished with aqua-panelling and a frosted window overlooks the rear garden.

The concrete block garage has a electric roller vehicular door accessed from the lockblock driveway and has the benefit of power and light. The fixed workbenches will remain. The garage has a rear door opening in the utility. The front, side and rear gardens are laid mainly to lawn with areas of established planting as well as a patio area. The summerhouse in the rear garden will remain together with the two timber sheds.

Living Room	4.55 x 5.15m
Dining Kitchen	4.05 x 7.20m
Utility	2.45 x 3.05m
Shower Room	2.84 x 2.50m
Bedroom 1	3.35 x 3.24m
Bedroom 2	4.54 x 2,76m
Bedroom 3	2.85 x 3.85m
Garage (Internal)	5.50 x 3.00m

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.

All fitted floor coverings, curtains, blinds, light fitments within the property are to be included in the sale. No warranty is given regarding the integrated goods which will remain in the property.

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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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