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LAW PRACTICE

29 Sutherland St Buckie
£125,000 under offer

Property summary

2 Bedroom Semi Detached Bungalow

Front and Large Rear Gardens

Double-Glazing, Gas Central Heating

Council Tax Band A, EPC Band D

Offers over £125,000

This semi-detached home is 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 has recently undergone a program of upgrading, including a new gas central heating system and electrics upgraded with new consumer unit, fuses and sockets, both completed in the Summer of 2025. The accommodation comprises living room, dining kitchen, shower room and two double bedrooms. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

Type: Semi Detached Bungalow

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Full details

Access is via a glazed uPVC door into the vestibule which opens via a glazed door into the hall. A fitted carpet runs from the vestibule through the hall. The hall accesses the living room, both double bedrooms and the shower room. The living room is a bright room with a window to the front. The focal point of the room is a wooden fireplace with marble effect hearth which has an electric fire atop. Alcove with cupboard below and a new fitted carpet. A glazed door from the living room leads into the dining kitchen.

The dining kitchen is fitted with a selection of base and wall mounted units with contrasting worktop and tiled splashback. The appliances which will remain are all new and include a slot-in electric cooker, washing machine and fridge freezer. Also newly installed is the stainless steel sink with drainer and mixer tap which sits under the window overlooking the large rear garden. Two shelved pantry cupboards, one of which houses the glow worm gas combi boiler fitted in August 2025. A glazed uPVC door opens out to the rear garden.

The shower room has a frosted window to the rear and is fitted with a white suite consisting of w.c, handbasin with cupboard below and shower cubicle with mains shower. Aqua-panelling around the suite, usual shower room accessories and vinyl flooring. Both bedrooms are doubles with bedroom 1 overlooking the front and bedroom 2 the rear garden. Both bedrooms have new

carpets fitted.

Outside

The front garden has an abundance of planting and a path leads up to the front door and around to the side of the property which is paved and provides access to the large rear garden. The rear garden has a patio area and a large area laid to lawn. A wooden shed offers garden storage, the tools and gardening equipment will remain. Outside tap.

Vestibule	1.50 x 0.85m	Shower room	2.20 x 1.50m
Hall	2.80 x 0.85m	Bedroom 1	3.10 x 3.60m
Lounge	4.50 x 3.80m	Bedroom 2	3.10 x 3.60m
Kitchen	4.00 x 3.20m		

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 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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