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LAW PRACTICE

3 Mill Lane Buckie
£130,000 offers over

Property summary

First Floor Two Bedroom Flat in walk-in condition

Council Tax Band Currently B, EPC Band B

Offers Over £130,000

Completed in 2021 this two bedroom first floor flat is one of four in the block. Sitting in an elevated position this home has a view over the town centre and Moray Firth beyond from the both bedrooms and lovely countryside views from the living room and kitchen. The property is decorated in neutral tones and is in walk-in condition. Mill Lane sits within a development to the west of the town centre, within easy walking distance of Primary and Secondary Schools, two convenience stores, a chemist, Doctors Surgery and Seafield Hospital. The accommodation comprises of an open plan living room and kitchen, shower room and two double bedrooms. All fitted floor coverings, blinds and light fittings are to be included in the sale.

Full details

The property is accessed via a ground floor glazed door into the vestibule which has a vinyl flooring as well as a cupboard housing the electric meter with the internal carpeted staircase up to the hall. The hall accesses all the accommodation via white wood panelled doors. Storage is found within the hall via a large storage cupboard with built-in shelving. The fitted carpet from the staircase continues through the hall and into the living room and both bedrooms.

The open plan living room and kitchen is accessed via a glazed wooden door, this spacious room has two windows which provide a countryside view. The living room area is fitted with a carpet whilst the kitchen area has complementary vinyl flooring. The living room is decorated in neutral tone. There is ample space within the kitchen area for a dining table. The kitchen is fitted with a modern gloss kitchen comprising of base and wall mounted units with wood effect worktop and upstand. Inset 1 ½ stainless steel sink with drainer and mixer tap. The integrated appliances include an electric oven and gas hob with extractor above, dishwasher, washing machine, microwave and fridge freezer.

The bathroom is fitted with a white suite comprising w.c, hand basin with cupboard below and bath with mains shower. The bathroom is tiled around the shower and to dado height around the rest of the room. The bathroom has a towel rail, wall mounted mirror and usual bathroom accessories. Frosted side facing window. Vinyl flooring.

Type: Flat

Availability: For Sale

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Parking: Off Road Parking

Outside Space: Communal Garden

Council Tax Band: B

Both double bedroom provide sea views across the Moray Firth, both have built in double wardrobe with mirrored sliding doors, hanging rail and shelving.

Outside

A shared garden area is laid to lawn with parking bays laid to lock block. The communal areas are maintained by Taylor & Martin with an annual fee of approx. £200 payable.

Vestibule	2.05 x 1.82m
Hall	6.20 x 1.30m
Living Room	4.00 x 4.30m
Kitchen	3.20 x 3.50m
Bathroom	1.80 x 2.65m
Bedroom 1	3.25 x 2.95m
Bedroom 2	3.25 x 2.95m

Viewing

By appointment only which can be arranged by contacting our Buckie Office on (01542) 831307

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. No warranty is provided for kitchen appliances.

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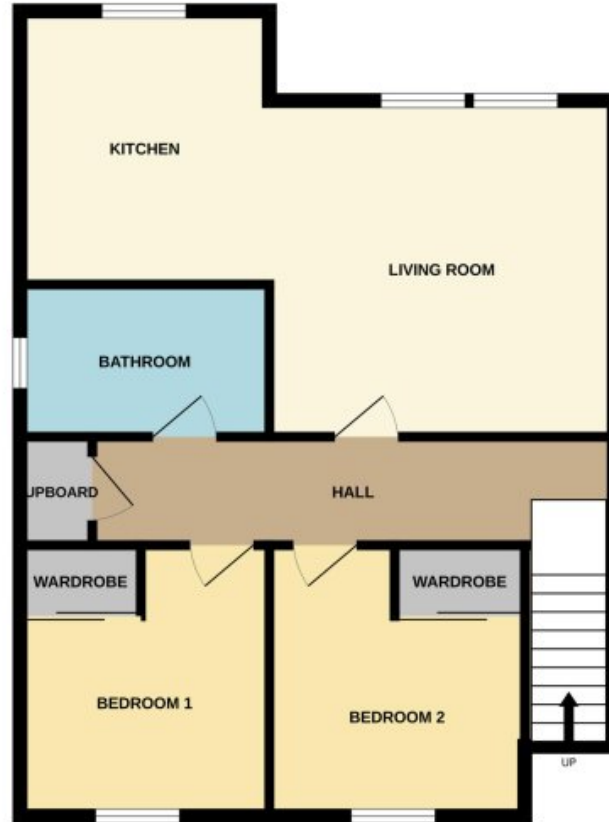








FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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