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LAW PRACTICE

3 West Carlton Terrace, Buckie, AB56 1HS
£157,500 under offer

Property summary

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 county is famed for its breathtaking scenery, long sandy beaches, and wildlife, and offers wonderful 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. These cities offer the full range of facilities, including excellent shopping, retail parks, associated services, rail links, and airports.

3 West Carlton Terrace, while in need of some renovation, offers spacious accommodation and a large rear garden, making it an ideal family home. The accommodation is spread over two floors, comprising a hall, lounge, dining kitchen, ground floor bedroom/sitting room, utility/work room, and on the first floor, three bedrooms and a bathroom.

Full details

The property is entered via a uPVC door into the hall, which provides access to the lounge, ground floor bedroom, and staircase to the first floor. The hall is large space which could be used as an office or computer area. A glazed door opens into the spacious, carpeted lounge, which features a window with a deep display sill to the front of the property. A wooden fireplace houses a gas fire. A door from the lounge opens to an inner hall, which leads to the kitchen, a large storage cupboard (housing the boiler), and the rear porch.

The kitchen is a bright room with two windows overlooking the rear garden and is fitted with a selection of base and wall-mounted units with contrasting worktop. Integrated appliances include a double electric oven, gas hob, and a fridge/freezer. A stainless steel sink with drainer and mixer tap is positioned below one of the rear-facing windows. There is ample space within the kitchen for a dining set. A glazed door opens into the porch, which leads to the garden via a uPVC glazed door.

The ground floor bedroom has a window with deep sill to the front of the property. It includes a built-in cupboard and a door through to an inner hall, which provides access to the utility/work room. This inner hall also features a door which opens to reveal an original wooden staircase. The utility/work room includes two storage cupboards and a uPVC door leading to the rear garden.

The first floor is accessed via a carpeted staircase with wooden handrail, leading to a landing that provides access to three bedrooms and the bathroom. The landing includes two separate storage cupboards. All bedrooms are front-facing with fitted carpets. The bathroom consists of a

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: D

three-piece suite comprising a WC, hand basin, and bath, and benefits from a rear-facing roof window.

Outside
The rear garden is laid mainly to lawn, with areas of paving. There are three concrete storage sheds, one of which has a water supply and a gardener's toilet.

Room Dimensions
Lounge 5.80m x 5.40m
Kitchen 5.20m x 3.30m
GF Bedroom 4.55m x 3.20m
Utility/Work 5.00m x 3.50m
Bedroom 2 4.50m x 3.60m
Bedroom 3 4.30m x 2.30m
Bedroom 4 3.45m x 3.40m
Bathroom 2.50m x 2.30m

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: D


















STREET
BEAT



























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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