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LAW PRACTICE

44 Netherha Road Buckie AB56 1EP
£125,000 offers over

Property summary

44 Netherha Road, Buckie, AB56 1EP

End Terrace Three Bedroom Home with Front & Rear Gardens

Double-Glazing, Gas Central Heating; Walk-in Condition

Council Tax Band A, EPC Band C

Offers over £125,000

This well presented end terraced family home is situated 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 property benefits from double-glazing and gas central heating. The property is in a walk-in condition. The accommodation which is spread over two floors comprises; ground floor, living room, dining kitchen and utility area and on the first floor, three bedrooms and bathroom. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

Full details

The property is accessed via a uPVC door with glazed side screen into the hall which accesses the living room and the carpeted staircase to the first floor. The wood effect laminate from the hall continues into the living room, which is a lovely bright room with windows to the front and rear. The living room is tastefully decorated with a feature wall adding a pop of colour. A door from the living room leads into the dining kitchen.

The dining kitchen is fitted with a good selection of base and wall mounted units with contrasting worktop and splashback. Integrated appliances consist of a double electric oven and gas hob with extractor above. There is space within the kitchen for a washing machine and fridge/freezer. 1 ½ stainless steel sink with drainer and mixer tap. There is ample space within the kitchen for a dining set. A large under stair cupboard provides additional storage. Glazed uPVC door opens into the rear garden. A utility area is accessed from the kitchen via a glazed door and houses the boiler, offers more storage, coat hooks and has a second uPVC door opening out to the front garden.

The staircase is fitted with a tartan carpet which continues on to the landing which accesses the three bedrooms and bathroom. On the landing is a large shelved storage cupboard. Bedroom 1 is a large double which has a window to the front. Bedroom 1 is decorated in neutral tones and

Type: End Of Terrace House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

has a built-in wardrobe with mirrored sliding doors, hanging rail and shelving. A second built-in cupboard provides more storage. Bedroom 2 overlooks the rear garden and bedroom 3 is front facing and has a built-in cupboard. All three bedrooms have fitted carpets.

The modern bathroom is fitted with a white suite with a concealed w.c and handbasin set within a grey vanity unit. The bath has a mains shower with contrasting aqua panelling fitted. The bathroom has a frosted window to rear, vinyl flooring and is finished with a chrome towel rail.

Outside

The front garden is laid to lawn with areas of planting and the large rear garden is also laid to lawn with an area of patio and path to the bottom of the garden. A gate at the rear garden opens to a lane, which could potentially offer vehicular access to the rear garden. Within the rear garden is a large metal shed which has both power and light. There is also an outside tap.

Living Room	5.75 x 3.75m
Dining Kitchen	4.40 x 1.90m
Utility Room	1.35 x 1.90m
Bedroom 1	3.40 x 3.35m
Bedroom 2	4.75 x 2.38m
Bedroom 3	3.18 x 1.90m
Bathroom	1.35 x 1.85m

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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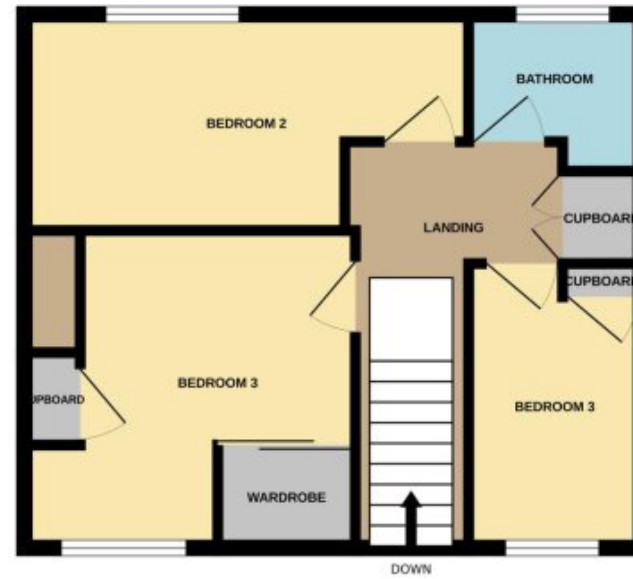




GROUND FLOOR



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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