




grantsmith
LAW PRACTICE

44 Yuill Avenue Buckie
£135,000 offers over

Property summary

Semi-Detached Three-Bedroom Home with Large Drive & Front & Rear Gardens,

Double-Glazing, Gas Central Heating

Council Tax Band A, EPC Band D

Offers over £135,000

This semi-detached home is located in a popular residential area, just a short walk from the town centre, shops, supermarkets, GP surgery, and both Primary and Secondary Schools. The property offers spacious accommodation and benefits from double-glazing and gas central heating, with a new boiler fitted at the beginning of 2026. The home sits on a large plot with a drive suitable for several vehicles.

Full details

The accommodation comprises on the ground floor, entrance hall, living room, dining kitchen, shower room, and on the first floor, three double bedrooms. All fitted carpets, floor coverings, window blinds, and light fittings are included in the sale price.

Access via a timber door with double glazed panel into the carpeted entrance hall, which provides access to the living room, shower room, and staircase to the first floor. The hall has a cupboard housing the newly fitted boiler as well as an under stair cupboard.

The living room is a bright room with a front facing window overlooking the garden. An electric fire sits within a wooden fire surround which sits between two alcoves which have cupboards below. The living room is finished with a fitted carpet and a glazed door opens into the dining kitchen.

The dining kitchen is fitted with a range of base and wall mounted units with contrasting worktop and tiled splashback. The slot-in electric cooker, washing machine, and fridge are included in the sale. 1 ½ stainless steel sink with drainer sits below the window overlooking the large rear garden. The room is finished with a tiled floor, and an exterior door leads directly into the garden.

The recently completed wet room is fitted with a white suite comprising wc, hand basin and adapted shower cubicle with electric shower.

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Driveway

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

A carpeted staircase with wooden balustrade and handrails leads to the first floor landing and accesses all three double bedrooms. Bedroom 1 is front-facing and has a built-in cupboard and fitted wardrobes. Bedrooms 2 and 3 are both rear-facing with bedroom 2 also having the benefit of a built-in cupboard. All three bedrooms have fitted carpets.

Outside

The front garden is laid with stone chips for ease of maintenance with a large drive suitable for several vehicles. The large rear garden includes a patio area, lawn and areas of mature planting. Within the rear garden is a large wooden shed which has both power and light. The shed has built-in storage cupboards.

Living Room	4.28 x 4.08m
Dining Kitchen	3.05 x 4.08m
Shower Room	2.38 x 2.05m
Bedroom 1	3.06 x 4.70m
Bedroom 2	4.28 x 3.00m
Bedroom 3	3.05 x 3.25m

Important Information

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves, by inspection or otherwise, as to the accuracy of the statements contained within these particulars. No warranty is provided for any appliances included in the sale.

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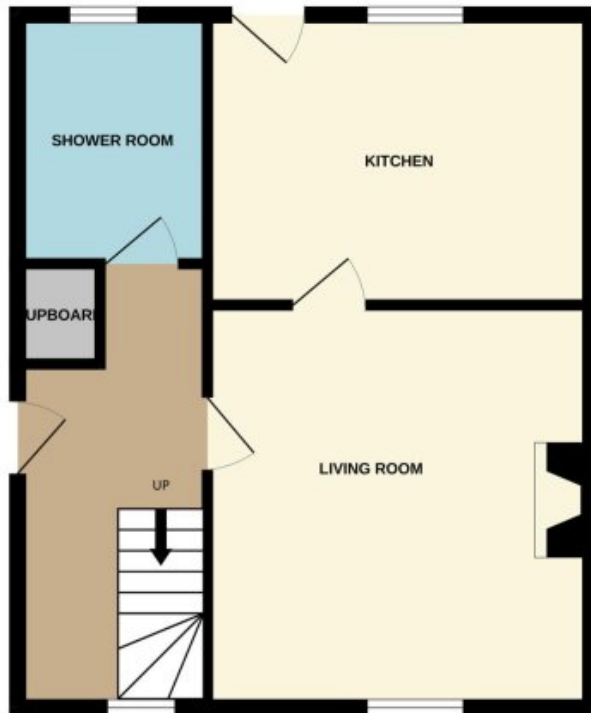








GROUND FLOOR



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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