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LAW PRACTICE

5 Baron Street Buckie

£170,000 sold

Property summary

Detached Two Bedroom Bungalow with 2 Attic Rooms, Drive, Garage & Rear Garden

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

Council Tax Band B, EPC Band D

Offers over £170,000

This well presented detached bungalow is situated close to the town centre, and within easy walking distance of all local amenities as well as primary and secondary schools. The property is beautifully presented, benefits from a large well established garden, floored and lined attic providing additional space, a garage with utility facilities and is in a walk-in condition. Solar panel are fitted to the roof at the rear. The accommodation comprises living room, dining kitchen, two double bedrooms and bathroom. A fitted ladder leads to two floored and lined attic rooms. All fitted carpets, floor coverings, window blinds, curtains and light fittings are included in the sale price. Further items of furniture may be available by separate negotiation.

Type: Detached Bungalow

Availability: Sold

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: B

Full details

The property is accessed via a uPVC door with glazed side screen into the entrance vestibule which has a cupboard housing the electric meter, a glazed door opens into the hall which accesses all accommodation. A tartan carpet in the vestibule continues through the hall. A glazed door accesses the living room which has a large window overlooking the front of the home and is decorated in neutral tones. The wall mounted electric fire will remain.

The dining kitchen is fitted with a good selection of base and wall mounted units with contrasting worktop and tiled splashbacks. Integrated appliances consist of an electric oven and hob with extractor above. The *bosch* dishwasher and *logic* fridge freezer will remain. A 1 ½ stainless steel sink with drainer and mixer tap sits below the window overlooking the rear garden which is accessed via a glazed uPVC door. There is ample space within the kitchen for a dining set. A cupboard provides further storage.

The first of the two double bedrooms is front facing and has a wall of fitted wardrobes with mirrored doors, and a selection of hanging rails, shelves and drawers. The second bedroom is rear facing and both are finished with fitted carpets.

The bathroom is fitted with a white suite consisting a w.c, handbasin with cupboard below, bath and shower cubicle with mains shower. The bathroom has tiled walls with aqua-panelling around

the shower, a frosted window to the rear, vinyl flooring and the usual bathroom accessories.

A door from the hall opens to reveal a fixed /ladder which accesses the floored and lined loft which is split into two attic rooms which have power and light.

Outside

The rear tiered garden has areas of patio, lawn, planting borders and a summer house with decking. The garage can be accessed from the rear garden and also has a vehicle door accessed from the street. The garage has been split by a partition wall and the rear portion converted to a utility room which has been lined, has plumbing for a washing machine, a ceramic sink and shelving. The garden also has an outdoor tap.

Living Room	3.63 x 5.10m
Dining Kitchen	3.55 x 5.10m
Bedroom 1	4.26 x 3.63m
Bedroom 2	2.92 x 3.63m
Bathroom	1.74 x 2.81m
Attic Room 1	5.40 x 4.88m
Attic Room 2	4.93 x 4.88m

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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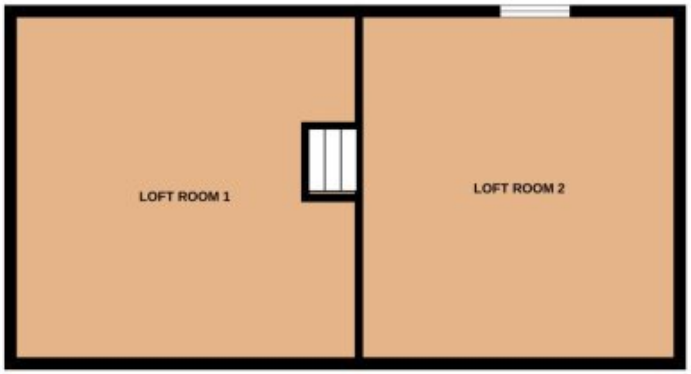




GROUND FLOOR



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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