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LAW PRACTICE

5 Dyce Crescent Findochty AB56 4QH
£140,000 sold

Property summary

CLOSING DATE - MONDAY 10TH AUGUST @ 12 NOON

Semi-Detached Two Bedroom Home with Sea Views

Conservatory & Garage

Front & Rear Gardens

Currently “A”, EPC Band “C”.

Findochty is a village in Moray which is renowned as being one of the sunniest and driest Counties in Scotland and has a wide range of excellent places to stay, eat and shop. The County is famed for its breathtaking scenery, long sandy beaches, wildlife and offers wonderful leisure and other recreational opportunities including golf and angling. Findochty is on a bus route with easy access to the nearest town of Buckie and onwards to the larger town of Elgin both of which offer major supermarkets, a good selection of independent shops, sporting and recreational facilities. Both Aberdeen and Inverness are within an easy commuting distance.

Full details

Sitting in an elevated position this home enjoys sea views and is within easy reach of all village amenities and the local Primary School. The property is in a walk-in condition with beautiful low maintenance gardens as well as the benefit of a garage.

The accommodation comprises on the ground floor; vestibule, hall, living room, kitchen, conservatory and bathroom and on the first floor two double bedrooms one with a large ensuite; All fitted floor coverings, window blinds and light fittings are included in the sale price.

The property is entered via a uPVC door into a vestibule which houses the electric meter and accesses the hall via a glazed door which in turn accesses the living room, kitchen, ground floor bathroom and staircase to the first floor. The hall has a large under stair cupboard and a second with coat hooks.

The living room has a large window overlooking the front garden making this a lovely bright room. The living room has, as its focal point a fire surround with gas fire sitting between two alcoves. The room is decorated in neutral tones with a contrasting feature wall and finished with a vinyl floor.

Type: Semi-Detached House

Availability: Sold

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Parking: Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

The dining kitchen is fitted with a selection of modern white base and wall mounted units with a contrasting wood effect worktop which continues to a breakfast bar area. Integrated appliances within the kitchen include an Lamona electric oven and hob with cooker hood and extractor above, built-in microwave and fridge/freezer. The kitchen has a stainless steel sink with drainer and extendable tap. A glazed door accesses the conservatory via two steps.

The conservatory overlooks the rear garden and has a sea view. Within the conservatory is a large utility cupboard, and a second cupboard housing the boiler. A uPVC door from the conservatory accesses the rear garden.

The ground floor bathroom is fitted with a white suite consisting of wc, handbasin with vanity below and bath with a mains shower. The shower area is fitted with aqua panelling. The bathroom has a frosted window to the rear, a chrome towel rail and usual bathroom accessories.

The carpeted staircase leads to the first floor landing which accesses both bedrooms. The landing has a front facing window and a built-in storage cupboard.

Bedroom 1 is rear facing and is a large double with built-in wardrobes and an ensuite shower room. This bedroom has a wonderful sea view and is decorated in neutral tones. The ensuite shower room is a large room with frosted window to the rear. The white suite consists of a concealed wc and handbasin within a vanity unit and shower cubicle with mains shower and aqua panelling. The room is finished with a chrome towel rail and usual shower room accessories.

Bedroom 2 is the second large double with a window to the front, both bedrooms have fitted carpets.

Outside

The front of the property is accessed via a wooden gate with fencing around offering privacy within the front garden. The front garden is laid mainly to stone chip with established planting. The rear garden is accessed via a second wooden gate and is laid mainly to artificial lawn. The gardens have been designed to be easily maintained. Around the conservatory is a patio area with outside tap. The rear of the garage is accessed via a uPVC door. The concrete block garage has an electric roller door, power and light.

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Council Tax Band: A

Vestibule	0.85 x 2.00m
Hall	4.34 x 2.00m
Living Room	4,10 x 3.65m
Kitchen	2.90 x 3.65m
Conservatory	2.75 x 2.35m
Bedroom 1	3.75 x 3.65m
Ensuite	2.58 x 1.80m
Bedroom 2	3.28 x 3.65m

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Outside Space: Front Garden, Rear Garden

Council Tax Band: A

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.















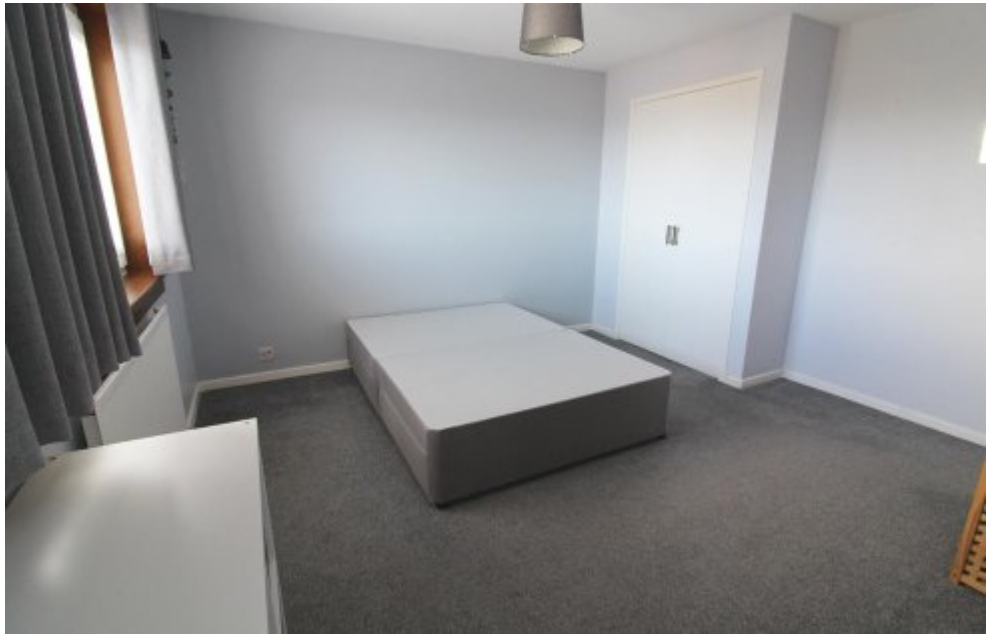































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Dyce Crescent

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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