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LAW PRACTICE

6 Mackenzie Street Findochty
£140,000 offers over

Property summary

Semi-Detached Two Bedroom Bungalow

Front & Rear Gardens with Summerhouse

Large Attic Storeroom

Currently "A", EPC Band "D".

Offers Over £140,000

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 from the front and is within easy reach of all village amenities and the local Primary School. The property has low maintenance gardens and a large summerhouse which benefits from power and light. The property is well presented and in walk-in condition

The accommodation comprises; living room, kitchen, shower room and two double bedroom as well as a large attic room accessed via an external staircase. 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 accesses the hall via a glazed internal door. Laminate flooring from the vestibule continues into the hall which accesses the living room, shower room and both bedrooms. The living room has a window to the front with a deep display sill offering a sea view. The room is decorated with laminate flooring which continues from the hall and has a feature wall with an alcove cupboard as well as a corner tv unit. A glazed door opens into the kitchen.

The kitchen is fitted with a modern gloss kitchen which has ample base and wall mounted units with a contrasting worktop. The kitchen walls have aqua panelling fitted and laminate flooring

Type: Semi Detached Bungalow

Availability: Under Offer

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

finishes the room. Integrated appliances within the kitchen include an electric oven and hob, microwave and dishwasher. A stainless steel sink with drainer and mixer tap sits under the rear facing window. uPVC glazed door access the rear garden.

Bedroom 1 is front facing enjoying a sea view whilst bedroom 2 has a window overlooking the rear garden. Both bedrooms have the benefit of fitted bedside units and built-in wardrobes which have a selection of hanging rails, shelving and drawers. Both bedrooms are finished with vinyl flooring.

The modern shower room consists of a white suite of wc, handbasin set within a floating vanity unit and shower cubicle with mains dual head shower. The bathroom has frosted rear facing window with deep display sill. The bathroom is fully aqua panelled, with vinyl flooring, and finished with a towel radiator, wall mounted mirrored medicine cabinet and usual bathroom accessories.

Outside

The tiered front garden is laid to paving and stone chip for ease of maintenance with borders for planting adding a splash of colour. A path leads to the front door and around to the rear garden. The rear garden is laid mainly to a patio on which the large summerhouse sits. The summerhouse has an area of decking as well as power and light. The fire surround and electric fire will remain.

Also in the garden is a concrete outbuilding which also has power and light and fitted cupboards and worktops.

External stairs access the large attic storage room. The attic houses the boiler. Under the external stairs is a cupboard which offers power and plumbing for a washing machine. Outside tap.

Living Room	4.60 x 4.20m
Kitchen	3.30 x 3.05m
Bedroom 1	3.50 x 3.60m
Bedroom 2	3.05 x 3.60m
Shower Room	1.80 x 2.20m
Attic Room	6.35 x 8.95m

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Summerhouse (internal) 3.40 x 4.65m

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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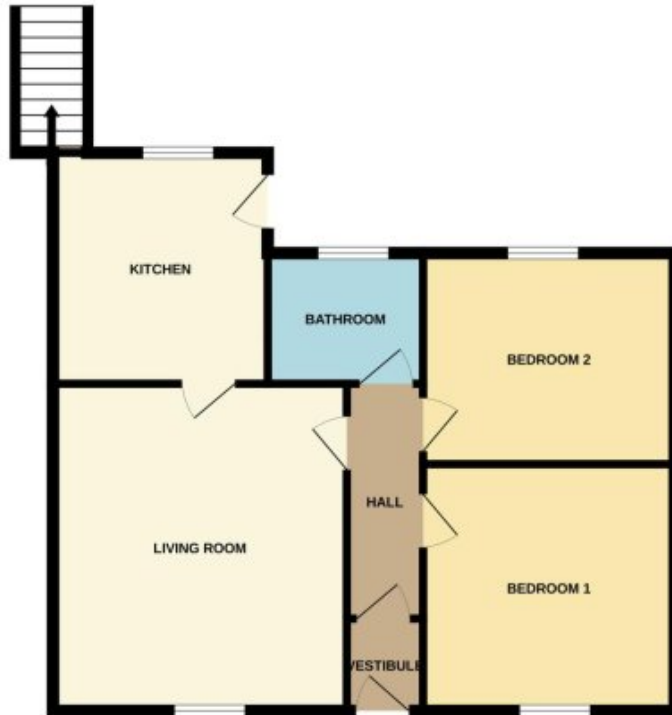




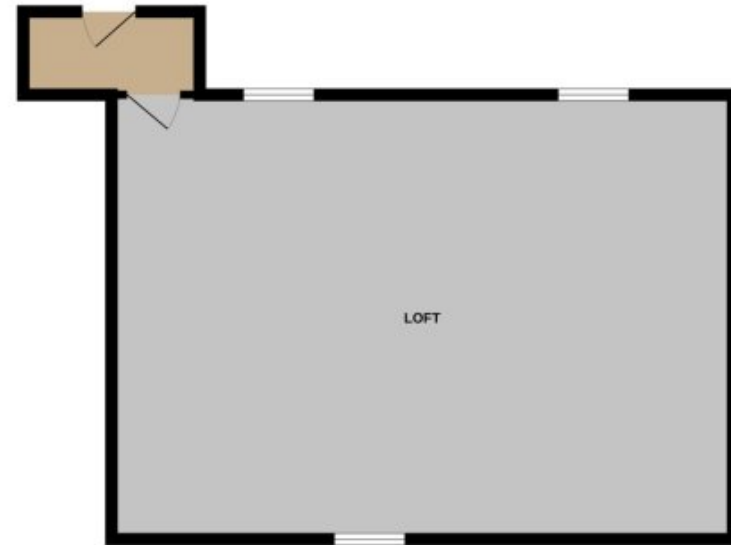




GROUND FLOOR



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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