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LAW PRACTICE

64 East Church Street Buckie AB56 1ER  
£240,000 offers over

## Property summary

Detached Three Storey Family Home with Sea Views

Double Glazing, Gas Central Heating, Front & Rear Gardens

Council Tax Band Currently C & A, EPC Band D

Detached 3 storey home located in Buckie within the County of Moray, which is renowned as being one of the sunniest and driest Counties in Scotland. Buckie and the surrounding area have a wide range of excellent places to stay, eat and shop. The Moray coast is famed for its breathtaking scenery, long sandy beaches, wildlife and offers wonderful leisure and other recreational opportunities including golf and angling. Set in the heart of the town this home is in easy walking distance of all local amenities, including primary school with secondary schooling.

Elgin, Aberdeen and Inverness are all within easy commuting distance whilst train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. Buckie and Elgin offer major supermarkets, a good selection of independent shops, sporting and recreational facilities. Aberdeen and Inverness provide all of the facilities expected from a city, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

## Full details

64 East Church Street is a detached family home which enjoys an elevated spot providing fantastic sea views across the Moray Firth. The property has in the past functioned as a holiday let with the potential to have two ground floor holiday lets or would also make a great B&B opportunity.

The property retains many traditional features including traditional tiling in the vestibule, interior wood panelled doors with traditional facings, deep skirtings, decorative coving, ceiling roses and a stained glass window in the entrance hall.

The property is accessed via a glazed uPVC door into the tiled vestibule which opens via a glazed internal door with an etched glass panel into the hall. The carpeted hall gives access to the two front facing public rooms, the staircase to the first floor and the rear vestibule. The carpeted staircase to the first floor has a curved banister with decorative spindles up to the half landing which has a beautiful stained glass window. The rear vestibule provides under stair storage and a uPVC door out to the rear garden.

The first ground floor public room has a large bay window overlooking the front of the property and retains lots of traditional features with the focal point being the beautifully carved wooden

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**Type:** Detached House

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**Availability:** For Sale

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**Bedrooms:** 5

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**Bathrooms:** 6

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**Reception Rooms:** 4

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**Parking:** On Road Parking

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** C

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fireplace. This room retains a small kitchenette. Directly from the living room is a double bedroom which overlooks the rear garden. The bedroom has an ensuite shower room and built-in wardrobe.

The second ground floor public room also overlooks the front of the property and has lovely period feature details with the wooden fireplace in this room sitting between two alcoves. This room also has a kitchenette and leads directly into bedroom 2. Bedroom 2 has a rear facing window and wooden fireplace and shelved alcove. This bedroom also has the benefit of an ensuite shower room and built-in wardrobe.

The carpeted traditional wooden staircase leads up to a half landing overlooked by a stained glass window and then up to the first floor via a glazed door onto the landing which accesses all the rooms on the first floor. Most recently used as a living room the third public room has a bay window from which a sea view can be enjoyed. Traditional features continue in this room with a wooden fire surround with tiled hearth. Bedroom 3 is also front facing enjoying sea views, with another beautiful wooden fireplace with tiled hearth. Bedroom 3 also has the benefit of an ensuite shower room. Also with a front facing aspect is the bathroom which has a stained glass window. The bathroom comprises, wc, handbasin and bath. Overlooking the rear garden are the kitchen and bedroom 4 with ensuite.

The kitchen is fitted with a traditional style wooden kitchen with integrated appliances comprising a gas oven, hob and dishwasher as well as a deep ceramic sink. A large understairs cupboard provides additional storage. A door from the kitchen opens to the staircase to the second floor.

On the second floor is a large open sitting room with two roof windows to the rear, bedroom 5, shower room and a boiler room. Bedroom 5 has a roof window to the rear and a large walk-in wardrobe. The shower room consist of a wc, handbasin and shower cubicle with electric shower.

Ground Floor		First Floor		Second Floor	
L.R. 1	5.45 x 4.70m	L.R. 3	5.45 x 4.71m	LR.4	4.20 x 6.85m
Bed 1	3.46 x 3.22m	Kitchen	3.76 x 3.76m	Bed 5	4.28 x 3.80m
Ensuite	3.46 x 1.20m	Bed 3	4.00 x 4.75m	Shower Room	1.70 x 1.65m
L.R.2	4.25 x 4.80m	Ensuite	2.18 x 1.20m		
Bed 2	3.43 x 3.30m	Bed 4	3.50 x 3.30m		

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Ensuite 3.43 x 1.22m      Ensuite 2.20 x 1.21m  
Bathroom 2.45 x 2.30m

### Outside

The garden to the front of the property is paved for ease of maintenance. A metal gate opens at the side for access to the large rear garden which is laid mainly to lawn with a patio area. Within the garden is access to the outbuilding which has the benefit of power and light as well as a work bench.

### 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.

All fitted floor coverings, curtains, blinds, light fittings within the property are to be included in the sale. No warranty is given regarding the integrated goods which will remain in the property.

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GROUND FLOOR  
1124 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR  
1110 sq.ft. (103.2 sq.m.) approx.



2ND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 2792 sq.ft. (259.4 sq.m.) approx.

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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Plain speaking

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Experts who listen

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To arrange a viewing or discuss your property, get in touch with us today.

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Aberdeen: 01224 621620

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Banff Meeting Rooms: 01261 815678

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