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LAW PRACTICE

68 Yardie Buckie AB56 1XJ
£170,000 offers over

Property summary

C Listed Semi-Detached Three Bedroom Home with Sea Views

Double-Glazing, Gas Central Heating,

Council Tax Band Currently “A”, EPC Band “C”

Full details

Buckie is a historic fishing town in Moray, renowned for being one of the sunniest and driest counties in Scotland. It offers a wide range of excellent places to stay, eat, and shop. The county is famed for its breathtaking scenery, long sandy beaches, and wildlife, and offers wonderful leisure and recreational opportunities, including golf and angling. Elgin, Aberdeen, and Inverness are all within easy commuting distance, while train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. These cities offer a full range of facilities, including excellent shopping, retail parks, associated services, rail links, and airports.

This semi-detached home is situated within the popular residential area of the Yardie, close to the old harbour, enjoying a fantastic coastal location and providing sea views. 68 Yardie has been utilised by the current owners as a holiday cottage and all furniture and contents can be purchased by separate negotiation. The property is well presented and the accommodation is spread over two floors, comprising on the ground floor; hall, living room, kitchen, bathroom, ground floor double bedroom, and on the first floor; two double bedrooms one with ensuite shower and shower room.

The property is entered via a glazed wooden door into the hall, which provides access to the living room, ground floor bedroom and staircase to the first floor. Within the hall is a large under stair cupboard which has built-in shelving and light. The hall is finished with laminate flooring which continues into the ground floor bedroom.

The focal point of the large living room is the brick fireplace which houses a multi-fuel stove. A window with deep display sill overlooks the front of the property whilst at the opposite end of the room a second sill opens directly into the kitchen. This room is also finished with wood effect flooring.

The galley style kitchen is accessed directly from the living room and has a window overlooking the rear. The kitchen is fitted with a selection of gloss units with contrasting worktop. The slot-in electric oven will remain whilst the washing machine and fridge freezer can be purchased separately. Within the kitchen is a utility area with fitted shelving. A glazed door opens into the

Type: Semi-Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Communal Garden

Council Tax Band: A

rear garden.

Also accessed from the living room is the large bathroom which consists of a white suite of wc, handbasin, bath and shower cubicle with electric shower and aqua panelling. The bathroom has jack n jill doors into the living room and to the ground floor bedroom which is also accessed from the hall. This double bedroom is a dual aspect room with a fantastic sea view. The room has the benefit of the ensuite bathroom as well a large built-in wardrobe with sliding doors.

The first floor is accessed via the wooden staircase, leading to the spacious landing which accesses the further two double bedrooms and shower room. A velux window to the front makes the landing a bright space which has room to create a home office. Laminate flooring is fitted throughout the first floor. Bedroom 2 is a dual aspect room which has a fantastic sea view from both windows. This bedroom also has a ensuite shower cubicle as well as a built-in wardrobe. Bedroom 3 also has a sea view from the front facing window and has double wardrobes with sliding doors.

The shower room has a velux window to the rear and is fitted with a wc, handbasin and shower cubicle with electric shower and aqua-panelling.

The property benefits from a parking at the front and a small shared courtyard at the rear. The property sits metres from the coastline and a public area of lawn from where the sea views can be enjoyed.

Hall	1.18 x 3.45m	Bedroom 2	4.50 x 3.25m
Living Room	4.50 x 4.00m	Bedroom 3	3.50 x 3.30m
Kitchen	7.50 x 1.65m	Shower Room	1.22 x 2.76m
Bathroom	2.30 x 3.50m		
Bedroom 1	4.50 x 3.18m		

Important Information

No warranty is provide for any appliances that will remain. These particulars do not constitute any part of an offer or contract. All statements contained herein, 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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BUCKIE

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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