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LAW PRACTICE

74 Seatown Buckie AB56 1JS
£105,000 offers over

Property summary

Semi-Detached Two Bedroom Cottage

Double-Glazing, Gas Central Heating,

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

Type: Semi Detached Bungalow

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Council Tax Band: A

Full details

Buckie is a historic fishing town in Moray, renowned as 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 the full range of facilities expected, including excellent shopping, retail parks, associated services, rail links, and airports.

74 Seatown is a semi-detached bungalow which sits in a popular residential area, only a short walk from the town centre, shops, supermarkets and GP surgery. This home would be an ideal property for a first time buyer or for those looking to downsize.

The property is entered via a uPVC door with double-glazed panel above, leading into the hall which accesses the living room and both double bedrooms. The hall has laminate flooring and wall mounted coat hooks and shoe rack. The living room has a front facing window with deep display sill and has as its focal point a multi fuel stove set within a fireplace with wooden mantle above.

The kitchen, accessed from the living room via a panelled door, is fitted with a selection of base and wall-mounted units with contrasting worktops and matching splashback. Integrated appliances consist of an electric oven with gas hob and extractor above and 1 ½ stainless steel sink with drainer and mixer tap sitting under the rear facing window. The kitchen has doors to both the bathroom and rear porch.

From the rear porch the utility room and exterior rear door are accessed. The rear porch provides additional space for kitchen appliances. The utility room is a large room with additional units and worktop with space for a washing machine and tumble. The sink in the utility sits below the rear facing window.

The family bathroom consists of a white three piece suite consisting bath with shower above, wc and handbasin. The bathroom is fitted with aqua panelling, towel radiator and usual bathroom accessories with a rear facing frosted window.

Both double bedroom are accessed from the hall, with bedroom 1 having a window overlooking the front of the property with a deep displays sill and built-in wardrobe. Bedroom 1 has laminate flooring whilst bedroom 2 has a fitted carpet with the rear facing window overlooking the rear porch

Hall	3.25 x 1.10m
Living Room	4.88 x 4.10m
Kitchen	2.40 x 4.25m
Rear Porch	1.65 x 2.50m
Utility	2.40 x 3.40m
Bathroom	2.40 x 1.95m
Bedroom 1	4.88 x 3.10m
Bedroom 2	3,55 x 3.26m

Important Information

No warranty is provide for any appliances which will remain. 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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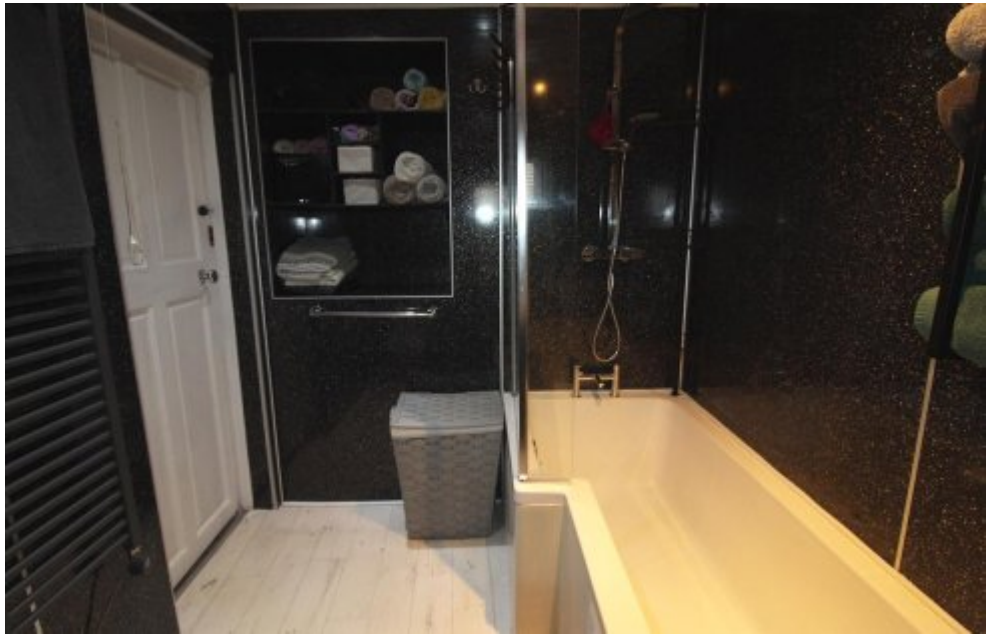




















GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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