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LAW PRACTICE

79 Seatown, Buckie, AB56 1JS
£155,000 offers over

Property summary

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.

79 Seatown is a detached home enjoying fantastic sea views from its elevated position overlooking the Moray Firth. The property benefits from a rear garden with uninterrupted sea views and a sun house, from which the view can also be appreciated. The spacious accommodation is spread over two floors, comprising a vestibule, lounge, ground-floor bedroom/sitting room, dining kitchen and on the first floor, two double bedrooms and a shower room.

Full details

The property is entered via a timber door with double-glazed panel above, leading into the vestibule, which is fitted with a selection of storage cupboards. A glazed wooden door opens into the lounge, a dual-aspect room with a window to the front and a rear window offering sea views. A Fyfe stone fireplace houses a gas fire. This lounge has a fitted carpet and provides access to the dining kitchen, ground-floor bedroom/sitting room, and the staircase to the first floor.

Accessed via a glazed panelled door is the ground-floor bedroom or sitting room. This room has windows to both the front and rear, again enjoying sea views. It features beautiful decorative coving and is finished with laminate flooring.

The kitchen, accessed from the lounge via a glazed door, is fitted with a selection of base and wall-mounted units with contrasting worktops and tiled splashback. The kitchen includes a fitted breakfast bar and ample space for a dining set. Both windows offer sea views, and a glazed wooden door opens out to the garden. The washing machine, fridge, and electric oven will remain. Laminate flooring.

The first floor is accessed via a wooden staircase with spindles and handrail, leading to the landing which accesses two further double bedrooms and the shower room. Both bedrooms have built-in cupboards providing storage by way of shelving and hanging rails and are fitted with carpets. Bedroom 3 is a dual-aspect room with a large roof window offering a sea view.

Type: Detached House

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: B

The shower room consists of a three-piece suite with WC, hand basin with storage below, and a large shower cubicle with a mains shower. The room is fitted with aqua panelling and has two chrome towel radiators. A large rear-facing roof window provides another sea view.

Garden

The rear garden is paved and provides stunning, uninterrupted sea views. The sun house has been fully lined, with power and light installed. A large picture window offers a fantastic view, and the sun house also includes built-in storage cupboards.

Vestibule	2.00m x 2.00m
Lounge	7.90m x 3.85m
Kitchen	5.30m x 3.00m
GF Bedroom	3.90m x 3.00m
Bedroom 2	4.20m x 3.90m
Bedroom 3	3.90m x 3.25m
Shower room	3.30m x 1.85m
Sun House	3.85m x 2.40m

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Bathrooms: 1

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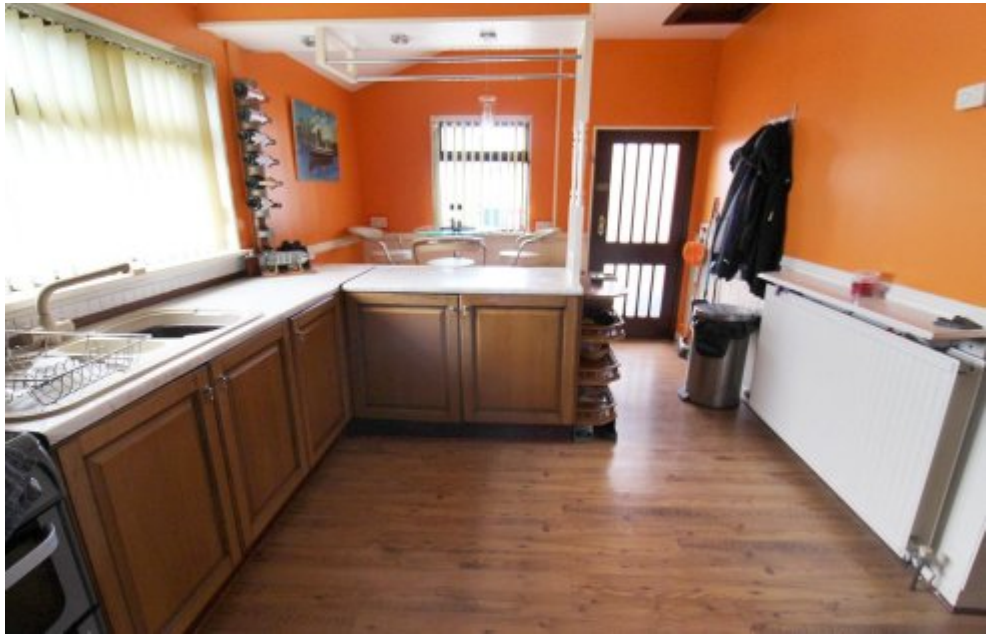
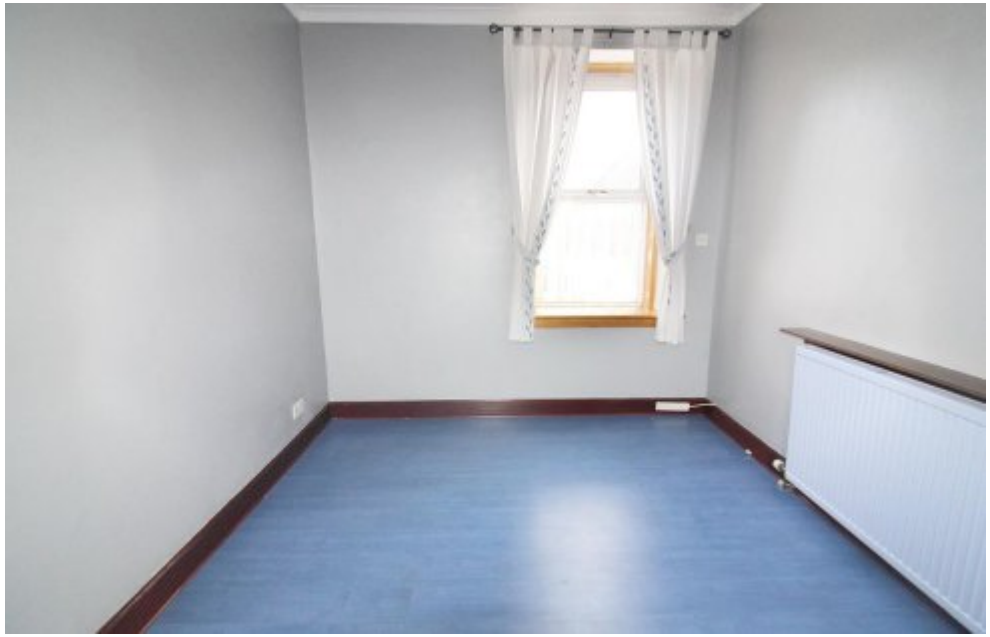
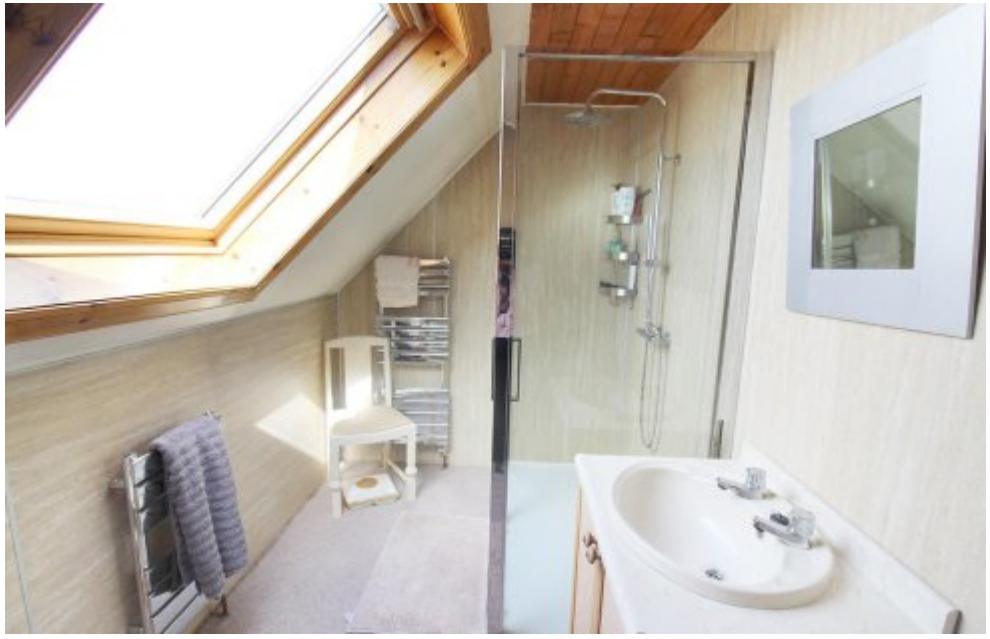
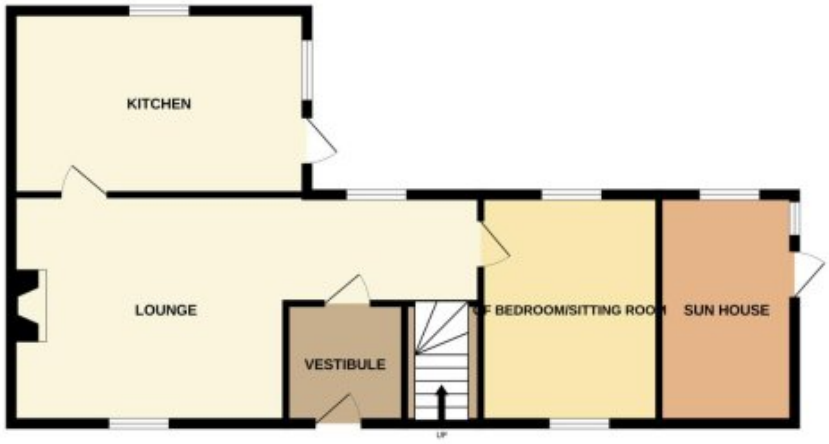
Council Tax Band: B



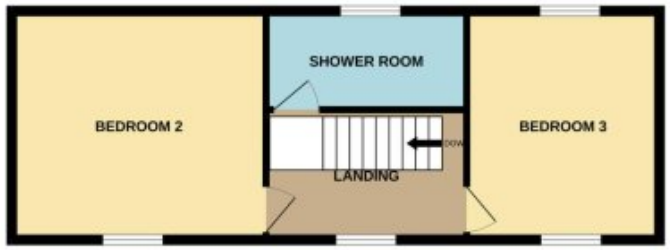




GROUND FLOOR



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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