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LAW PRACTICE

8 The Bow Buckie
£125,000 sold

Property summary

Semi Detached Three Bedroom Home with Front & Rear Gardens & Parking Area

Double-Glazing, Gas Central Heating;

Council Tax Band A, EPC Band D

Offers over £125,000

Full details

This semi-detached family home is situated to the west of the town centre, within easy walking distance of Primary and Secondary Schools, two convenience stores, a chemist, Doctors Surgery and Seafield Hospital. The property benefits from double-glazing and gas central heating. The accommodation which is spread over two floors comprises; ground floor, living room, dining kitchen and on the first floor, three bedrooms and bathroom. All fitted carpets, floor coverings, window blinds, curtains and light fittings are included in the sale price.

The property is accessed via a uPVC door with glazed side screen into the hall which accesses the living room and the carpeted staircase to the first floor. The living room is a lovely bright room with windows to both the front and rear. The focal point of the living room is a decorative wooden fire surround with marble effect hearth housing a gas fire. A glazed door from the living room leads into the dining kitchen.

The dining kitchen is fitted with a selection of base and wall mounted units with contrasting worktop and tiled splashback. Integrated appliances consist of an electric oven and hob whilst the freestanding fridge/freezer will also remain. There is ample space within the kitchen for a dining set and uPVC glazed double doors from the dining area open out to the front garden. The kitchen has great storage with a large under stair cupboard, second shelved cupboard and a cupboard which houses the boiler. A uPVC door opens into the rear garden.

The staircase is fitted with a carpet which continues on to the landing which accesses the three bedrooms and bathroom. Bedroom 1 is a large double which has a window to the front. Bedroom 2 another double overlooks the rear garden and bedroom 3 is front facing. All three bedrooms have fitted carpets.

The bathroom is fitted with a 4 piece suite consisting a w.c, handbasin, bath and shower cubicle with a mains shower. The bathroom has a frosted window to rear, vinyl flooring and is finished with the usual bathroom accessories.

Type: Semi-Detached House

Availability: Sold

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Driveway, On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

Outside

The front garden has been laid to paving and stone chip for ease of maintenance. The rear garden has been lovingly tended and is a beautiful spot with areas of patio, decking, lawn and planting. A wooden gate leads to the parking area which is accessed from the lane on St Paul Street. Within the rear garden is a wooden shed and outside tap.

Living Room	5.80 x 3.75m
Dining Kitchen	5.80 x 2.80m
Bedroom 1	3.20 x 3.80m
Bedroom 2	2.35 x 4.75m
Bedroom 3	3.20 x 1.90m
Bathroom	2.40 x 1.90m

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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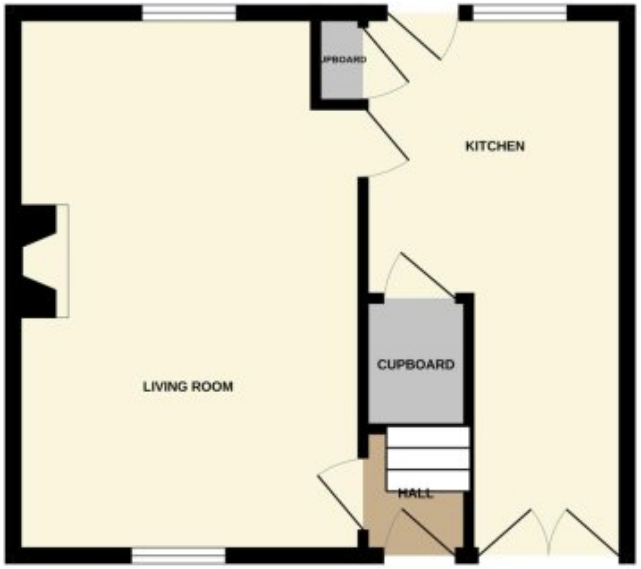








GROUND FLOOR



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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