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LAW PRACTICE

8 Yuill Avenue Buckie AB56 1NX
£130,000 offers over

Property summary

HOME REPORT VALUATION - £140,000

Semi-Detached Three-Bedroom Home with Large Drive, Garage, Front & Rear Gardens,

Double-Glazing, Gas Central Heating

Council Tax Band A, EPC Band D

Offers over £140,000

This semi-detached home is located in a popular residential area, just a short walk from the town centre, shops, supermarkets, GP surgery, and both Primary and Secondary Schools. The property offers spacious accommodation and benefits from double-glazing and gas central heating. The home sits on a large plot with a drive suitable for several vehicles leading to a large garage.

Full details

The accommodation comprises on the ground floor, entrance hall, living room, dining kitchen, bathroom, and on the first floor, three double bedrooms. All fitted carpets, floor coverings, window blinds, and light fittings are included in the sale price.

Access is via a glazed uPVC door into the carpeted entrance hall, which provides access to the living room, dining kitchen, bathroom, and staircase to the first floor. The hall has a large storage cupboard.

The living room is a bright room with a front-facing window overlooking the garden. An electric fire sits within a stone effect fire surround with an alcove to the side. The living room is finished with a fitted carpet.

The dining kitchen is fitted with a range of base and wall mounted units with contrasting worktop and tiled splashback. The electric cooker, washing machine, and fridge are included in the sale. A stainless steel sink with drainer sits below a window overlooking the large rear garden. The room is finished with vinyl flooring, and a glazed uPVC door leads directly into the garden.

The recently modernised bathroom is fitted with a white suite comprising WC, wash hand basin set atop a storage cupboard and bath with electric mira shower. Aqua panelling is fitted around the shower and sanitaryware. The room is finished with spot lighting, striped vinyl flooring, usual

Type: Semi-Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Parking: Driveway, Single Garage

Outside Space: Front Garden, Rear Garden

Council Tax Band: A

bathroom accessories and a frosted window to the rear.

A carpeted staircase with wooden balustrade and handrails leads to the first floor landing. A large cupboard on the landing houses the boiler. Bedroom 1 is front-facing and has a built-in cupboard and a fitted carpet. Bedrooms 2 and 3 are both rear-facing with fitted carpets. Bedroom 3 has built-in wardrobes with sliding doors.

The front garden is laid with stone chips for ease of maintenance, a large drives suitable for several vehicle leads to the garage. The garage is of concrete block construction with a metal sheet roof and up and over door and has power and light. Internally the garage provides enough space to accommodate a vehicle as well as storage/workshop area, with a wooden door accessed from the rear garden. The large rear garden includes a patio area, bedding and the majority laid to stone chip.

Living Room	4.20 x 3.60m
Dining Kitchen	2.90 x 3.60m
Bathroom	2.45 x 1.90m
Bedroom 1	2.80 x 3.65m
Bedroom 2	3.22 x 3.00m
Bedroom 3	4.35 x 2.60m
Garage (Internal)	8.10 x 3.05m

Important Information

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves, by inspection or otherwise, as to the accuracy of the statements contained within these particulars. No warranty is provided for any appliances included in the sale.

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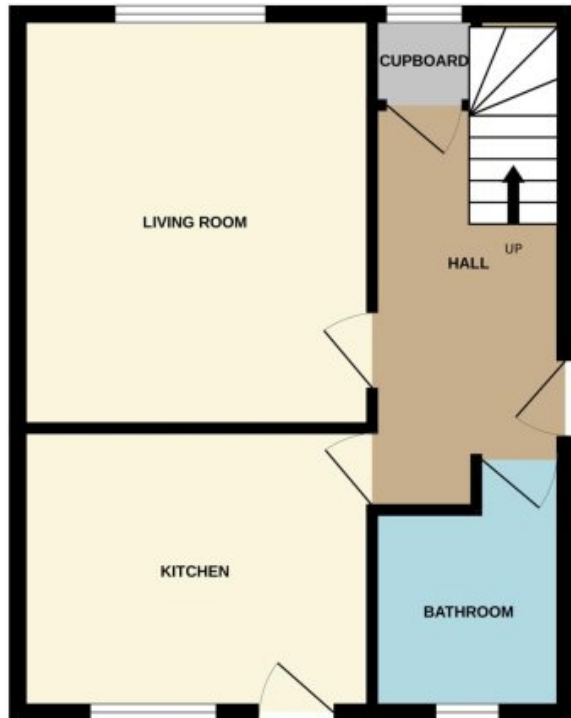




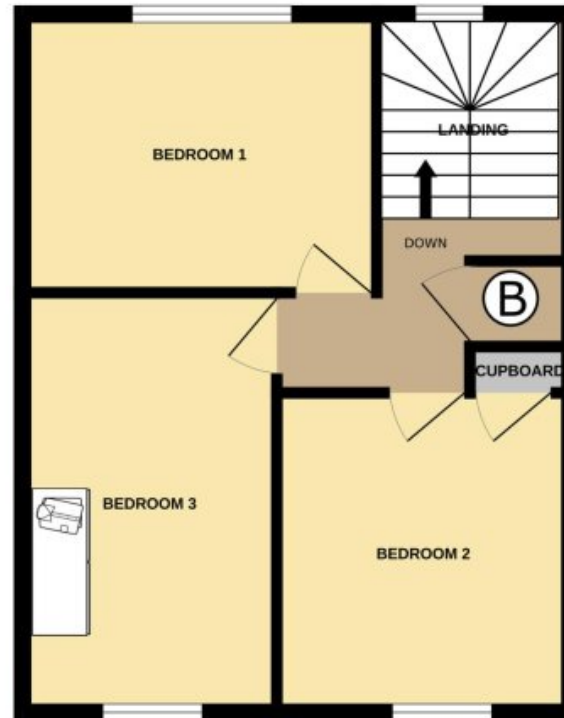




GROUND FLOOR



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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