



  
**grantsmith**  
LAW PRACTICE

9 St Paul Street Buckie  
£105,000 offers over

## Property summary

Three Bedroom Terraced Property

Front and Rear Gardens,

Double-Glazing, Gas Central Heating;

Council Tax Band A, EPC Band c

Offers over £105,000

## Full details

This mid-terraced home is situated in a popular residential area, only a short walk from the town centre, shops, supermarkets, GP surgery and both Primary and Secondary Schools. The property offers spacious accommodation over two floors and benefits from double-glazing and gas central heating. The accommodation comprises ground floor; hall, living room, dining kitchen; first floor three bedrooms and bathroom. All floor coverings, window blinds and light fittings are included in the sale price.

The property is accessed via a glazed uPVC door into the hall which accesses the living room and staircase to the first floor. The living room is a lovely bright room with windows to the front and rear. Within the living room is a tiled fireplace, built-in tv unit, storage cupboards and a wall mounted mirror. A glazed door from the living room leads into the kitchen.

The kitchen has windows to the front and rear is fitted with a selection of base and wall mounted units with contrasting worktops and tiled splashbacks. Integrated appliances consist of a gas oven with extractor above and washing machine. 1 ½ sink with drainer and mixer tap sits under a window overlooking the rear garden. An archway opens up into the dining area which has further fitted base cupboards with worktop. Storage is available in the kitchen via a large under stair cupboard and a shelved pantry cupboard which houses the boiler.

The staircase leads to the first floor landing which accesses the three bedrooms and bathroom. Also on the landing is a built-in cupboard. Bedroom 1 has a window to the front and has two built-in cupboards. Bedroom 2 which overlooks the rear garden has a two fitted wardrobes. Bedroom 3 is front facing and has a built-in wardrobe and laminate flooring.

The bathroom room has a frosted window to the rear and is fitted with a three piece suite consisting of w.c, handbasin and bath with electric shower. The bathroom is tiled around the

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**Type:** Terraced House

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**Availability:** Under Offer

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**Bedrooms:** 3

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** On Road Parking

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** A

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shower.

### Outside

The front garden is laid to stone chip for ease of maintenance and given the correct Moray Council consent could accommodate a driveway. The rear garden is also laid to stone chip with a gate opening to a lane which runs behind the property.

Living Room	5.80 x 3.75m
Kitchen	5.80 x 2.85m
Bedroom 1	3.25 x 3.76m
Bedroom 2	2.35 x 4.10m
Bedroom 3	3.25 x 1.90m
Bathroom	1.58 x 1.85m

### 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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