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LAW PRACTICE

9 West Cathcart Street Buckie AB56 1PN
£75,000 offers over

Property summary

Two Bedroom Terraced Home in the Town Centre

Double Glazing, Gas Central Heating, Courtyard Garden

Council Tax Band Currently A EPC Band D

Full details

9 West Cathcart Street, Buckie is located within the town centre of Buckie within the County of Moray, which is renowned as being one of the sunniest and driest Counties in Scotland. Buckie and the surrounding area have a wide range of excellent places to stay, eat and shop. The Moray coast is famed for its breathtaking scenery, long sandy beaches, wildlife and offers wonderful leisure and other recreational opportunities including golf and angling. Elgin, Aberdeen and Inverness are all within easy commuting distance whilst train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. Buckie and Elgin offer major supermarkets, a good selection of independent shops, sporting and recreational facilities. Aberdeen and Inverness provide all of the facilities expected from a city, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

9 West Cathcart Street is a terraced property with the benefit of a courtyard garden which gives access from the rear. The home is centrally located and within walking distance to all local amenities.

The property is accessed via a glazed uPVC door into the hall which accesses the living room, dining room and the carpeted stairs to the first floor.

The living room has a window to the front and has as its focal point a wooden fire surround with tiled hearth which has an electric fire. An alcove alongside the fireplace has a built-in cupboard below with shelving. The living room is finished with a fitted carpet.

The dining room is also front facing and has an alcove with shelved cupboard below. The dining room has laminate flooring. A glazed door from the dining room opens into a rear hall area which provides additional storage by way of a large under stair cupboard and a utility area with worktop with space below for appliances and a wall mounted cupboard. From the rear hall is the kitchen, which is fitted with a selection of base and wall mounted units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric oven and hob with extractor above. A stainless steel sink with drainer and mixer tap sits under the window which overlooks the rear courtyard garden. The kitchen opens into the rear vestibule which accesses the bathroom and

Type: Terraced House

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: A

the exterior door into the garden.

The bathroom is fitted with a white 3 piece suite consisting wc, handbasin and bath with electric shower above. The bathroom has a chrome towel radiator and the usual shower room accessories. A frosted window overlooks the rear. A shelved cupboard within the bathroom offers storage as well as housing the boiler.

A traditional wooden staircase with spindles heads up to the first floor, via a half landing with a display shelf. The landing has window to the rear, offers eves storage and accesses both double bedrooms. Bedroom 1 has a rear facing window and has built-in eves storage with hanging rails and shelving. Bedroom 2 has a large roof window to the front. Both bedrooms have fitted carpets.

The property has a courtyard garden laid to paving slabs and stone chip. A wooden gate opens on to Colonsay Place.

Living Room	4.16 x 2.90m
Dining Room	4.16 x 3.05m
Kitchen	3.46 x 1.90m
Bathroom	1.86 x 2.45m
Bedroom 1	3.30 x 2.80m
Bedroom 2	3.30 x 2.25m

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.

All fitted floor coverings, curtains, blinds, light fitments within the property are to be included in the sale. No warranty is given regarding the integrated goods which will remain in the property.

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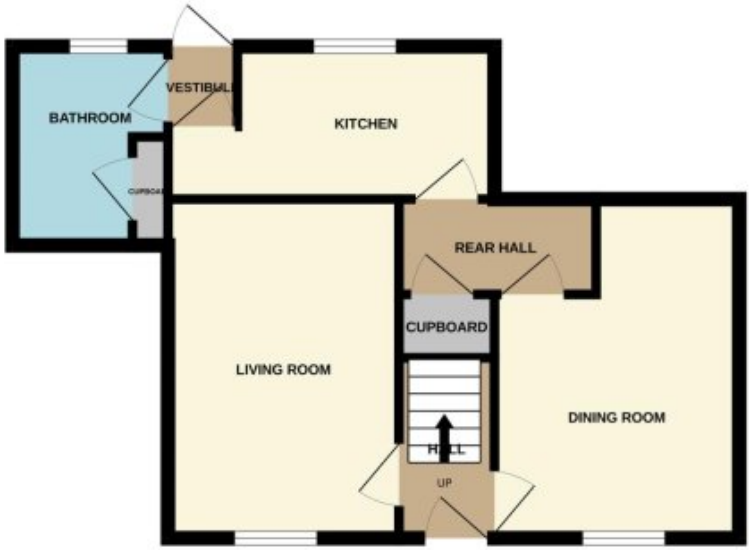
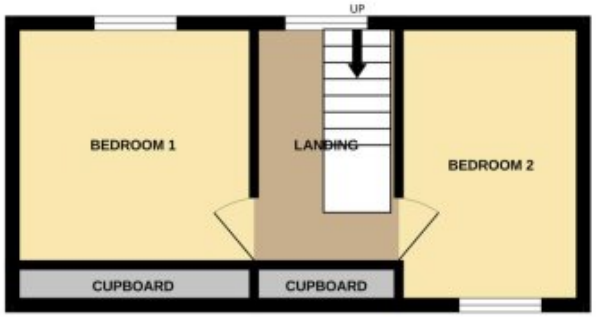
GROUND FLOOR



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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