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LAW PRACTICE

Con-Amore 5 Cliff Terrace Buckie AB56 1LX

£320,000 under offer

Property summary

Con-Amore is an impressive detached family home located in 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. Sitting on the east of the town Con-amore is in easy walking distance of all local amenities, including primary and secondary schooling. 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.

Type: Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 3

Reception Rooms: 5

Parking: Double Garage

Outside Space: Front Garden, South Facing Garden

Council Tax Band: E

Full details

Con-Amore is a large family home which enjoys an elevated spot providing fantastic sea views across the harbour and Moray Firth. This home sits on a generous plot with a large south facing garden with a double garage accessed from Linn Avenue. The property retains many traditional features including the tiled floor in the entrance vestibule which leads via a glazed panelled door into the hall. The hall accesses the living room, dining room, sitting room, kitchen and the staircase to the first floor.

The living room has a bay window from where you can enjoy the sea view, the focal point of this room is the beautiful wooden fireplace with tiled hearth which sits between two alcoves with shelved cupboards below. Traditional features include deep skirtings, picture rail and decorative coving which also can be found in the dining room which sits opposite the living room. The dining room also enjoys the impressive sea view framed by traditional wood panelling surrounding the double windows. A gas fire sits atop a wooden fireplace with marble effect hearth.

The third public room accessed from the hall is the sitting room which also has a gas fire sitting atop a decorative fire place, the sitting room opens via a glazed door with glazed screens into the L shaped sun room which overlooks the rear garden. Within the sun room is the ground floor shower room. The sun room also accesses the garden room and kitchen which is also accessed from the hall.

The kitchen is fitted with a good selection of base and wall mounted units with contrasting worktops. The integrated appliances within the kitchen include a dishwasher, double electric oven, and electric hob with extractor above. A stainless steel sink sits below a window which

opens into the garden room. Within the kitchen is a door to the study which has a selection of built-in storage and a window which looks into the utility room which is accessed from the kitchen. The utility has a further selection of base and wall mounted units, worktops, a sink and a cupboard housing the boiler. The washing machine and tumble dryer will remain.

The garden room is a lovely spot from which to enjoy the garden, uPVC double doors open directly onto the patio. The garden room accesses the stone built shed and the side passageway which leads to the front of the house.

The first floor is accessed via the original timber staircase with wooden balustrade and spindles, a large window on the half landing provides natural light. The principal bedroom is front facing, has built-in furniture and has fantastic sea views. The room also has the benefit of a 4 piece ensuite shower room.

Bedrooms 2 is front facing and enjoys a sea view, whilst bedroom 3 has windows overlooking the rear garden, both are good sized double rooms. The family shower room has a window to the front and is fully tiled with built in vanity units.

The home benefits from a large rear garden which is laid mainly to lawn with borders of mature planting. Access to the front of the property is via a side passageway from the garden room. A stone built shed offers garden storage and has built in storage, sink, power and light and a second door into the garden. At the end of the garden is the double garage. The vehicular access is from Linn Avenue and a wooden door opens into the enclosed garden. The garage also has power and light

Ground Floor		First Floor	
Living Room	4.20 x 4.30m	Bedroom 1	4.30 x 3.70m
Dining Room	3.30 x 4.00m	Ensuite	1.65 x 3.70m
Sitting Room	4.70 x 3.80m	Bedroom 2	3.60 x 3.70m
Sun Room	5.15 x 5.01m (widest points)	Bedroom 3	2.65 x 3.75m
Kitchen	5.15 x 4.15m	Shower Room	2.65 x 1.85m
Study	2.30 x 4.70m		

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Shower Room	2.44 x 1.15m
Utility	3.95 x 1.80m
Garden Room	2.40 x 6.40m

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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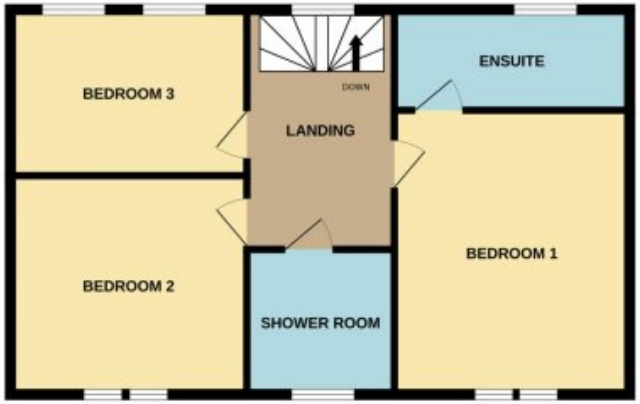




GROUND FLOOR



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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