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LAW PRACTICE

Harbour View, 23 Cliff Terrace, Buckie, AB56 1LX
**£250,000 sold**

# Property summary

Detached Two-Bedroom Bungalow with Conservatory and Fantastic Sea Views

Garage, Driveway, Large Rear Garden

Double Glazing, Gas Central Heating,

Council Tax Band Currently D, EPC Band D

**Type:** Detached Bungalow

**Availability:** Sold

**Bedrooms:** 2

**Bathrooms:** 1

**Reception Rooms:** 2

**Parking:** Driveway, Single Garage

**Outside Space:** South Facing Garden

# Full details

Buckie is a historic fishing town in Moray, renowned for being one of the sunniest and driest counties in Scotland. It offers a wide range of excellent places to stay, eat, and shop. The area is famed for its breathtaking scenery, long sandy beaches, diverse wildlife, providing fantastic leisure and recreational opportunities including golf and angling. Elgin, Aberdeen, and Inverness are all within easy commuting distance, while train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. Both cities offer extensive shopping, retail parks, services, rail links, and airports.

Harbour View is a detached bungalow sitting in an elevated position enjoying fantastic sea views from the front of the property. This property has been recently upgraded, is beautifully decorated and has the benefit of both a new designer kitchen and bathroom. This home sits on a generous plot with a large south facing garden and is in easy walking distance of all local amenities, primary and secondary schooling. The accommodation comprises, living room with conservatory, dining kitchen, utility room, bathroom, and two double bedrooms - one with an ensuite wc. All fitted carpets, floor coverings, window blinds, curtains and light fittings are included in the sale.

The property is accessed via a glazed wooden door into the vestibule, which opens through a further glazed door into the large hall. Within the hall is a generous storage cupboard, *Peretti* radiator and both the hall and vestibule are finished with recently fitted modern vinyl flooring. The floored loft is accessed via a Ramsay ladder from the hall.

The living room, accessed via a glazed door, offers fantastic sea views through the adjoining conservatory. An electric fire sits within a stone fireplace, and the newly fitted carpet continues into the conservatory. The conservatory opens via uPVC double doors with side screens and provides a wonderful seating area to enjoy uninterrupted seas views across the harbour. The conservatory is fitted with retractable ceiling blinds. The living area is decorated neutral tones.

The dining kitchen is a fantastic social space providing a modern well proportioned kitchen and a generous dining area with windows overlooking the rear garden. The newly installed kitchen has ample base and wall mounted units and drawers in a shaker style with contrasting quartz worktop and upstands. The kitchen has been thoughtfully designed and includes a tall pull out larder cabinet, wide drawers and an open coffee station. The integrated *Neff* appliances include an electric oven, 5 ring induction hob with extractor above and dishwasher. The *Kenwood* american style fridge freezer with also remain. A complementary *Camaro* rigid click herringbone flooring, *Peretti* radiators and feature wall in navy finish off this fantastic room. A glazed uPVC door from the dining area opens onto the garden patio. An internal door from the kitchen opens into the rear porch, which has storage via a shelved cupboard, doors leading to the utility room and a glazed uPVC door into the rear garden. The utility room houses the boiler and the washing machine which will remain. The garage is accessed via the utility room.

Both bedrooms are large doubles with newly fitted carpets. Bedroom 1 is front-facing and enjoys uninterrupted sea views, with the added benefit of an ensuite wc. The ensuite is accessed via a sliding door and comprises a white wc and hand basin, with tiling to dado height and a vinyl floor. Bedroom 1 also features a fitted wardrobe with mirrored sliding doors, hanging rails, and shelving. Bedroom 2 overlooks the rear garden and also benefits from fitted wardrobes with sliding doors, hanging rails, and shelving.

The bathroom is newly upgraded and consists of a 4 piece white suite consisting of wc, handbasin with floating vanity unit below, bath and shower cubicle housing a mains shower. The bathroom is fitted with a tile effect wet wall with the addition of a display shelf and is finished with complementary *Camaro* rigid click herringbone flooring, *Peretti* radiator and has a frosted window to the side.

Harbour View sits on a generous plot, with the front garden laid to stone chips and paving for easy maintenance. The garage has an electric metal roller door, power, and light. The south facing private rear garden is well maintained with areas of lawn and established planting. A further area of garden out with the owner's title has been maintained and used by the current and previous owners and offers a secret garden feel with pathways and long established planting. Two storage sheds will remain. Outside light and tap.

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**Measurements**

| | |
|---|---|
| Living Room | 4.40 x 4.45m |
| Conservatory | 4.00 x 2.20m |
| Dining Kitchen | 4.36 x 6.90m |
| Bathroom | 2.50 x 3.00m |
| Bedroom 1 | 3.20 x 3.10m |
| Ensuite wc | 1.50 x 0.90m |
| Bedroom 2 | 4.00 x 3.60m |

**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 in these particulars.

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GROUND FLOOR




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