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LAW PRACTICE

Laurel Bank 2 Chapel Street Findochty AB56 4QX  
£285,000 offers over

## Property summary

Laurel Bank, 2 Chapel Street, Findochty, AB56 4QX

Detached 3 Bedroom Home with Sea Views

Double Glazing, Gas Central Heating, Front & Rear Gardens with Workshop

Council Tax Band Currently B, EPC Band C

Offers Over £285,000

Findochty is a village in Moray which is renowned as being one of the sunniest and driest Counties in Scotland and has a wide range of excellent places to stay, eat and shop. The County is famed for its breathtaking scenery, long sandy beaches, wildlife and offers wonderful leisure and other recreational opportunities including golf and angling. Findochty is on a bus route with easy access to the nearest town of Buckie and onwards to the larger town of Elgin both of which offer major supermarkets, a good selection of independent shops, sporting and recreational facilities. Both Aberdeen and Inverness are within an easy commuting distance.

Sitting only metres from the harbour, Laurel Bank enjoys a fantastic private location and is within easy reach of all village amenities including village shop, pharmacy and Post Office, and local Primary School. The village pub/restaurant is a two minute walk away. Laurel Bank is well presented, decorated in neutral tones and is in walk-in condition. The home has been recently renovated with the current owner completing a program of upgrades within the last three years which include creating the new kitchen/dining room, installation of ensuites in two of the first floor bedrooms, full electrical rewiring including hardwired smoke and CO2 detectors, and an upgrade of the central heating system to add six new radiators and a new boiler.

## Full details

The accommodation comprises on the ground floor: living room, dining kitchen, utility room, and shower room; and on the first floor, three double bedrooms, two with ensuites. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price. All other contents including wall mounted TV's are available by separate negotiation.

The property is entered via a timber door with video doorbell into the hall which accesses the living room, dining kitchen and staircase to the first floor. The living room is a dual aspect room with windows to the front and side, it has as its focal point a wood burner set on a slate hearth and retains some traditional features, including deep sills and skirtings and a ceiling rose. The

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**Type:** Detached House

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**Availability:** For Sale

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**Bedrooms:** 3

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**Bathrooms:** 3

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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:** B

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termination point for fibre optic broadband is in this room. A second door from the living room opens into the rear hall.

The large dining kitchen is fitted with a white gloss handleless kitchen which has a good selection of base and wall mounted units, quartz worktop and tiled splashback at the stainless steel sink. Integrated appliances within the kitchen include an electric range cooker with extractor above, dishwasher and fridge freezer. The dining area has a second window overlooking the rear garden and a door leading to the rear hall. The kitchen has spotlighting and under unit lights, and is finished with laminate flooring.

Doors from both the living room and dining kitchen open into the rear hall which accesses the shower room, utility room, large storage cupboard and an exterior door. Vinyl flooring in rear hall continues into the shower room and utility. The shower room has two rear facing windows and is fitted with a white three piece suite with mains shower.

The utility room was previously the original kitchen, and is a generous size fitted with selection of base and wall mounted units and housing the boiler which was installed in 2023. This area was completely re-roofed at that time. An exterior door from the utility leads out to the rear garden.

A beautiful curved banister on the staircase leads to the first floor landing which accesses all three bedrooms. Bedroom 1 has both an ensuite and walk-in wardrobe. A window to the front gives a view over the harbour and Moray Firth beyond. The ensuite shower room has a three piece white suite with wc, handbasin with storage below and an illuminated mirror and wall mounted electric toothbrush holder, and large shower cubicle with dual headed mains shower. A Velux roof window to the rear provide natural light into the ensuite.

Bedroom 2 also has a front facing window providing a sea view and ensuite shower room, with a three piece suite with wc, handbasin with storage below and illuminated mirror, and shower cubicle with dual headed mains shower and natural light from a Velux roof window.

Bedroom 3 is a rear facing double / twin which has a handbasin with storage cupboard below fitted.

## **Outside**

The front garden is laid to lawn with areas of mature border planting. The side and rear gardens also have areas of lawn and planting. A greenhouse sits next to the property with an outside tap, whilst a large workshop in the rear garden offers storage and has the benefit of power and light.

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Living Room	4.95 x 3.20m
Dining Kitchen	4.95 x 5.55m
Utility	3.80 x 2.56m
Shower Room	2.34 x 3.52m
Bedroom 1	3.15 x 3.80m
Ensuite	1.50 x 2.22m
Bedroom 2	3.36 x 2.70m
Ensuite	1.50 x 2.70m
Bedroom 3	2.48 x 3.50m

### **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. No warranty is provide for the kitchen appliances which will remain.

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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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