



Orlington, 16 Newlands Lane, Buckie, AB56 1JX  
£320,000 offers over

## Property summary

Buckie is a historic fishing town 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 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, which both offer facilities expected from a city, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

Orlinton is a detached 4 double bedroom family home which was completed in 2006. The property is finished to a high standard with oak staircase, internal panel doors and skirtings. The property benefits from well-maintained gardens, a summer house as well as solar panels. This very spacious property has been tastefully decorated, is in walk-in condition and ideal for family living.

## Full details

The property is accessed via uPVC glazed door into the tiled vestibule which opens into the entrance hall. The lounge is located at the front of the property with a bay window overlooking the front garden. This large window makes this a bright room decorated in grey tones finished with a tartan carpet. The sitting room is at the rear of the home overlooking the garden. Patio doors in the sitting room open directly on to the rear patio area and this room is finished with karndean flooring.

The large dining kitchen overlooks the rear garden and has a generous selection of base and wall mounted units including a wine rack and glass display cabinets, with contrasting worktops and tiled splashback. The integrated appliances include an electric double oven 5 ring gas hob with cooker hood and extractor above, fridge freezer and dishwasher. 1 ½ stainless steel sink and drainer. The kitchen has ample space for a dining set and has laminate flooring which continues through to the rear vestibule and utility. A glazed uPVC door in the vestibule opens out to the side of the property and an internal door opens into the utility room. The utility offers further storage, sink and plumbing for a washing machine and space for a tumble dryer. The integral garage is accessed via the utility room.

On the ground floor are two double bedrooms both with ensuite shower rooms and double roof windows giving natural light from above. bedroom 1 has built in wardrobes with mirrored doors, and a selection of hanging rails, drawers and shelving. The ensuite in bedroom 1 has a frosted window to the side, vinyl flooring and chrome towel rail. The suite consists of a shower cubicle with mains shower and aqua panelling, wc and handbasin inset a large vanity unit with

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**Type:** Detached House

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**Availability:** For Sale

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**Bedrooms:** 4

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**Bathrooms:** 3

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**Reception Rooms:** 2

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**Parking:** Driveway, Single Garage

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

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**Council Tax Band:** F

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cupboards, shelving and illuminated mirror. Both bedroom are carpeted and bedroom 2 has a set of free standing wardrobes which will remain. The ensuite shower room in bedroom 2 is fully tiled, fitted with an extractor fan and chrome towel rail. The suite consists of a shower cubicle with mains shower, wc and handbasin inset a vanity unit.

The ground floor also has a cloakroom in the hall fitted with a w.c and handbasin inset a storage cupboard below with a wall mounted illuminated mirror above with storage cupboard above. Within the hall is also a large under stair storage cupboard.

The carpeted oak staircase leads up to the first floor landing which is a large space which could be utilized as a further sitting room and office. The landing accesses the two further double bedrooms and the bathroom. Both bedrooms on the first floor are large rooms one with windows to the front of the property and the second to the rear. Both rooms have been fitted with built-in wardrobes with mirrored doors, hanging rails and shelving and both are carpeted. The first floor bathroom consists of a white three piece suite with bath with shower above, inset w,c, handbasin with storage cupboards, illuminated mirror and chrome tower rail.

The garden to the front of the property is laid to lawn, stone chips and established planting. An imprinted concrete drive leads to the garage and continues as a path around to the rear of the home via a metal gate. The rear garden can be accessed via the house from uPVC doors in the rear vestibule, hall and sitting room. The rear garden has areas of patio, lawn and planting and is a south facing sun trap. The summerhouse is surrounded by a decking area and has power and light. The wooden shed will remain. Outside tap. The garage has an electric door and has access directly into the utility room.

Vestibule 2.15 x 1.50m

W.C. 2.14 x 1.40m

Hall 12.00 x 2.85m Rear Hall 3.10 x 1.10m

Lounge 5.15 x 5.16m Rear Vestibule 1.26 x 1.94m

Bedroom 1 5.05m x 4.34m Landing 7.50 x 5.00m

Ensuite 2.74 x 2.28m Bedroom 3 4.44 x 5.00m

Bedroom 2 4.27 x 3.73m Bedroom 4 5.00m 4.92m

Ensuite 2.73 x 1.55m Bathroom 2.45 x 2.58m

Kitchen 7.55 x 3.90m Garage 6.00 x 3.32m

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Utility Room 3.32 x 1.87m

Sitting Room 3.00 x 5.00m

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Garden

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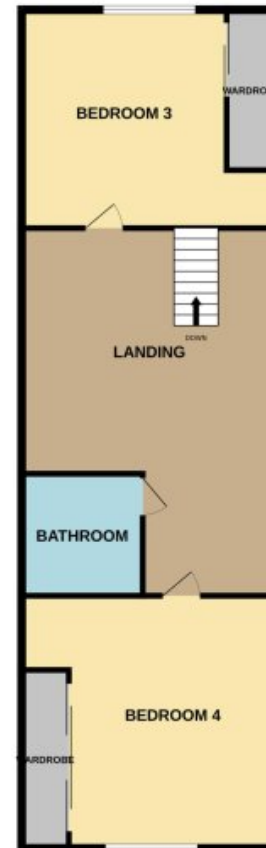




GROUND FLOOR



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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