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LAW PRACTICE

The Stable Anton Street Buckie AB56 1QT
£175,000 offers over

Property summary

Detached Three Bedroom Home with Garden & Drive

Double-Glazing, Gas Central Heating; Walk-in Condition

Council Tax Band C, EPC Band C

Offers over £175,000

This well presented detached family home is situated to the west of the town centre, within easy walking distance of Primary and Secondary Schools, convenience stores, a chemist, Doctors Surgery and Seafield Hospital. The property benefits from double-glazing and gas central heating. The property is beautifully presented, benefits from solid oaks doors throughout, a south facing garden and drive and is in a walk-in condition. The accommodation which is spread over two floors comprises; ground floor, living room, dining kitchen and ground floor bedroom with ensuite shower room and on the first floor, two bedrooms, large landing and bathroom. All fitted carpets, floor coverings, window blinds (with the exception of the ground floor bedroom) and light fittings (with the exception of light shades in the two first floor bedrooms) are included in the sale price.

Full details

The property is accessed via a uPVC door with glazed side screen into the hall which accesses the living room, ground floor bedroom and the carpeted staircase to the first floor and a large storage cupboard. The wood effect laminate from the hall continues into the living room, which is a lovely bright room with two windows to the front. The living room is decorated in neutral tones and has door leading into the dining kitchen.

The dining kitchen is fitted with a modern gloss handleless kitchen with a good selection of base and wall mounted units with contrasting worktop, upstands and breakfast bar. Integrated appliances consist of an electric oven and hob with extractor above and a slimline dishwasher. There is space within the kitchen for a washing machine, tumble and fridge/freezer. Sink with drainer and mixer tap sits below the window overlooking the garden which is accessed via a glazed uPVC door.

The ground floor double bedroom benefits from large bank of built-in wardrobes as well as the large adapted ensuite wet room. The wet room consists of a AKW electric shower with dual head, white wc and hand basin, usual shower room accessories and extractor. The built-in wardrobes have a selection of cupboards, drawers and hanging rails. The bedroom is finished

Type: Detached House

Availability: Under Offer

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Parking: Driveway

Outside Space: Front Garden

Council Tax Band: C

with a fitted carpet.

The oak staircase is fitted with a grey carpet which continues up to the large landing which accesses the further two bedroom, bathroom and a large storage cupboard. The landing has windows over the front of the property making it a bright space. Bedroom 2 is a large double which has a window and a large built-in cupboard and fitted carpet. Bedroom 3 also overlooks the front and has been utilized as a office. As well as a large built-in storage cupboard there are also cupboards under a worktop area and the room is finished with a fitted carpet.

The bathroom is fitted with a white suite consisting a w.c, handbasin and bath with tiling around the bath. The bathroom has a roof window to the rear, vinyl flooring and the usual bathroom accessories.

Outside

The garden is south facing and a wonderful sun trap, it is laid mainly to stone chip for ease of maintenance with a border area for planting. A wooden shed offers garden storage and there is also an outside tap. A concrete drive offers parking.

Living Room	4.50 x 3.40m
Dining Kitchen	4.50 x 3.10m
Bedroom 1	4.50 x 2.70m
Ensuite	2.16 x 1.50m
Bedroom 2	4.00 x 3.70m
Bedroom 3	4.00 x 2.60m
Bathroom	1.70 x 1.95m

Additional Information

No warranty is provided for any appliances included in the sale.

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,

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intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars.

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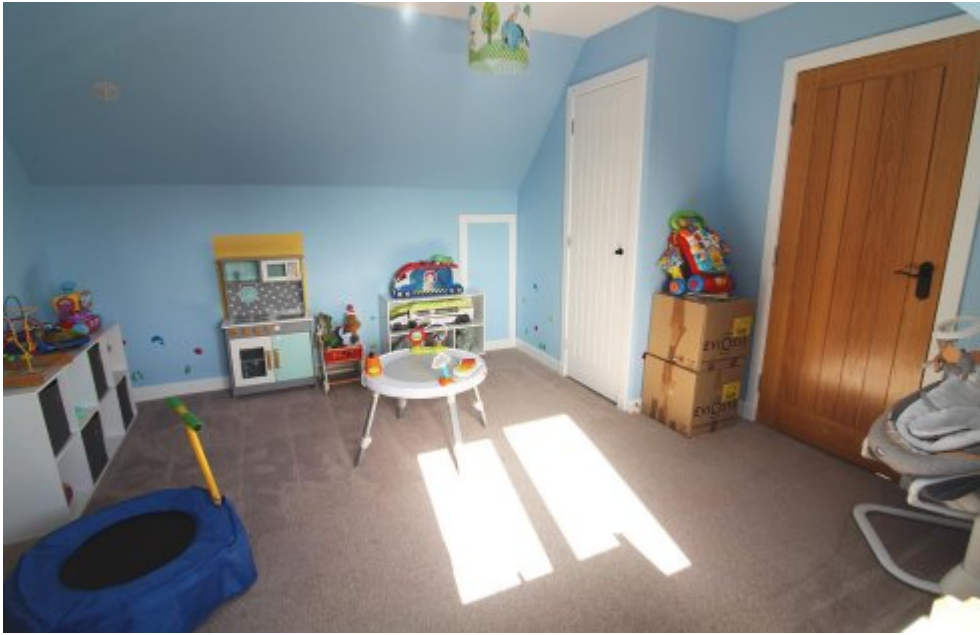
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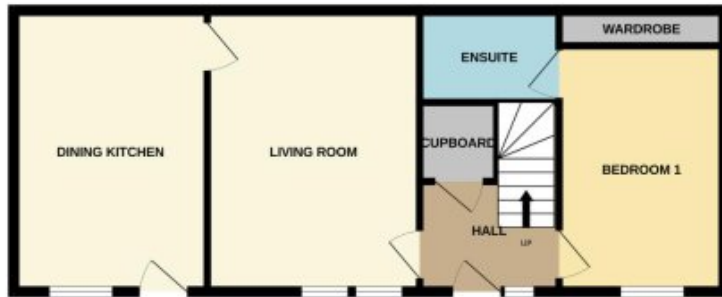








GROUND FLOOR



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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