



7 ALEXANDER STREET
BUCKIE
AB56 1RF

SEMI-DETACHED TWO BEDROOM
BUNGALOW WITH GARDENS

VESTIBULE

HALL

LOUNGE

DINING KITCHEN

2 DOUBLE BEDROOMS

BATHROOM

DOUBLE-GLAZING

GAS CENTRAL HEATING

COUNCIL TAX BAND CURRENTLY "A"

EPC BAND "D"



Offers Over
£105,000



grantsmith
LAW PRACTICE

DESCRIPTION

This well-presented Two Bedroom Semi-Detached Bungalow is located within easy walking distance of Primary and Secondary schooling, two general stores, a chemist and two take-away outlets. The accommodation comprises; Entrance Vestibule, Lounge, Dining Kitchen, Two Double Bedrooms and the Bathroom. There is an easily maintained garden to the front of the property and an established well-stocked garden to the rear including a garden shed. All fitted floor coverings, light fittings, curtains and blinds are to be included in the sale.



Entrance

UPVC front door with frosted glazed pane leads into the Vestibule, frosted glazed fanlight above.

Vestibule

Glazed door leads in to the Hallway.

Hall

Access to the both Bedrooms, the Lounge and the Bathroom.

Bedroom 1

3.91m x 3.35m

Good sized double room, which has coving and a front facing window.

Bedroom 2

3.35m x 3.19m

Another good-sized double room with coving and a rear facing window.

Bathroom

2.31m x 1.58m

Fitted with a 3-piece pastel shaded suite comprising; WC, wash hand basin with taps. Fixed mirror and glazed shelf above the wash hand basin. Bath with taps, electric shower and glazed shower screen over the bath area. Complete ceramic tiling with the exception of one wall. Vinyl floor covering. Rear facing frosted glazed window.

Lounge

4.54m x 3.98m (into recess)

Accessed via a fifteen paned door is the Lounge. Wooden mantelpiece and fire surround with marble insert and hearth, a gas fire is situated in the hearth. Mirrored alcove to the left hand side of the fireplace with glazed shelving, cupboard below houses the electric metres and fuse box. Coving and front facing window.

Dining Kitchen

4.13m x 3.01m (at widest)

Fitted with base and wall units contrasting worktops with splash back tiling above, one and a half basin asterite sink top with mixer tap,. Integrated electric under oven, electric hob with extractor above the hob. Spaces for a fridge/freezer and a washing machine both these items are being included in the sale but they are not guaranteed to be in working order. Two built-in storage cupboards, one housing the gas central heating boiler and the central heating time controls, the other cupboard is shelved and houses gas meter. Hatch giving access to the insulated loft. Coving. Vinyl floor covering. Rear facing window. UPVC exterior door with frosted glazed pane leads out to the rear.

Outside

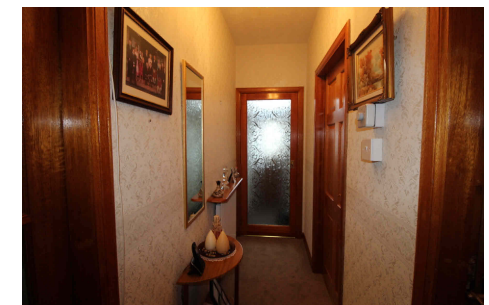
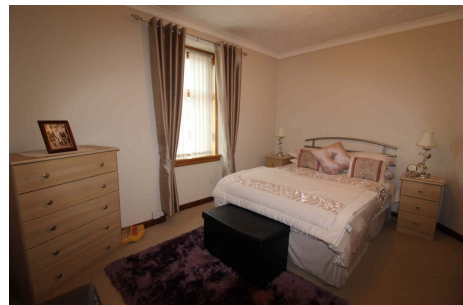
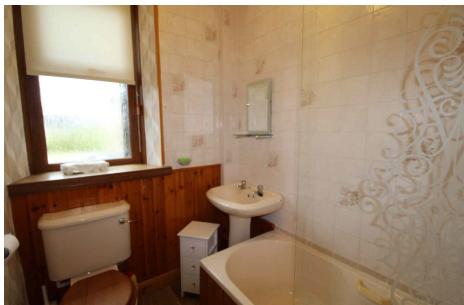
To the rear of the property, there is a large grassed area with rotary clothes dryer. Flowers borders with established plants and shrubs. The paved patio progresses on to the paved pathway which leads up to the garden shed and continues to the rear gate. A paved pathway leads round the side of the property to the front street. The easily maintained front garden is laid-out to stone chips and paving slabs.

Additional Information

It may be possible to purchase some of the furniture.

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.





VIEWING

By contacting our Buckie Office on 01542 831307.

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f 01888 563590

25 High Street
Banff
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† 01261 815678
f 01261 818825

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