



22 HARBOUR STREET
BUCKIE
AB56 1NB

FIRST FLOOR TWO BEDROOM FLAT
WITH DRIVEWAY & GARDEN

- ENTRANCE HALL
- STAIRCASE
- LANDING
- LOUNGE
- KITCHEN
- SHOWER ROOM
- 2 DOUBLE BEDROOMS
- REAR GARDEN
- OFF-STREET PARKING
- DOUBLE-GLAZING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND CURRENTLY "A"
- EPC BAND "C"



Offers Over
£70,000



grantsmith
LAW PRACTICE

DESCRIPTION

This light and airy Two Bedroom First Floor Flat benefits from double-glazing, gas central heating, a driveway and a sizable garden to the extreme rear of the building. The accommodation comprises; Hall, Landing, Lounge, Shower Room, Kitchen and Two Double Bedrooms. All fitted floor coverings, light fittings, curtains and blinds are to be included in the sale.



Entrance

UPVC door with frosted and leaded glazed pane leads into the entrance which, gives immediate access onto the staircase. Coat hooks. The carpeted staircase, with wooden handrails leads up to the Landing.

Landing

Access to the Shower Room, Kitchen, Bedroom 1 and the Lounge. Hatch giving access to the loft. Built-in shelved cupboard. Side facing window.

Shower Room

Fitted with a white 3-piece suite comprising; WC, wash hand basin with taps, shower tray, main shower valve, aqua panelling, glazed sliding shower doors and 2 fixed panes. Ceramic tiling above the basin area and to dado rail height elsewhere. Tongue and groove wood linings to the ceiling. Vinyl floor covering. Side facing frosted glazed window.

Kitchen

3.32m (at widest) x 3.27m (at longest)

Accessed by a fifteen paned door is the Kitchen which is fitted with base and wall units, contrasting worktops with matching upstands, one and a half bowl stainless steel sink top with mixer tap. Spaces for the slot-in electric cooker and the fridge/freezer. The gas central heating boiler is housed within one of the wall units. Vinyl floorcovering. Tongue and groove wood linings to the ceiling. Front and side facing windows.

Bedroom 1

4.02m x 3.36m

Double bedroom with two built-in cupboards, one shelved enclosed by single door and the other is a walk-in cupboard with a fixed shelf again enclosed by a single door. Rear facing window.

Lounge

4.72m x 3.49m

Accessed by a fifteen paned door is this bright airy room with a large front facing window. Built-in shelved cupboard houses the electric meter and fuse box. Carpeted floor covering. Door leading to Bedroom 2.

Bedroom 2

4.07m (in to doorway) x 2.62m

Built-in wardrobe with hanging rail and fixed shelf enclosed by double mirrored sliding doors. Rear facing window.

Outside

From the pavement a shared paved pathway leads down to give access to Number 22. Stone chipped driveway. The garden immediately to the rear of the building belongs to number 20. The easily maintained stone chipped pathway continues to the sizable garden which belongs to number 22 and thereafter the wooden garden shed, fruit tree, clothes drying facilities, little summer house (with broken pane), stone chipped and paved areas.

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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The Old Bank Buildings
Balmellie Street
Turriff
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† 01888 562245
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25 High Street
Banff
Aberdeenshire
AB45 1AN
† 01261 815678
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