

6 Kessock Road

BUCKIE, AB56 1GR



Popular quiet cul-de-sac location Ideally located close to all amenities. Semi-detached bungalow in immaculate condition and of a recent construction.



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McEwan Fraser Legal is delighted to bring to the market this immaculate, semi-detached bungalow completed in 2018 and located in a quiet cul-de-sac in a popular location of Buckie. Architecturally designed and built to the highest of specifications, with the skill of professional tradespersons and quality materials being evident at every turn. The current and only owners have maintained the property to an exceptional standard during their tenure.

The property is presented to the market in an immaculate walk-in condition, with generous room sizes, and further benefits from a recent redecoration in fresh neutral tones, with a modern hybrid gas and air source central heating system and full double glazing, offering luxury and comfort throughout. Simply a must-view and ideal purchase for those looking for a desirably located first home or retirement home.

THE LOUNGE



The property consists of a vestibule leading to the hall and all accommodation, the lounge is of a decent size south facing and is flooded with natural light through two full-length windows.

THE KITCHEN & UTILITY



The contemporary dining kitchen has wall and floor-mounted units, contrasting worktops, and a breakfast bar and there are multiple quality integrated and freestanding appliances with a sliding door leading to the patio area. The separate utility room leads to the rear garden.





There are two double bedrooms each with in-built double wardrobes and tv points, the modern bathroom is centrally located between the bedrooms, consisting of a bath and separate shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2

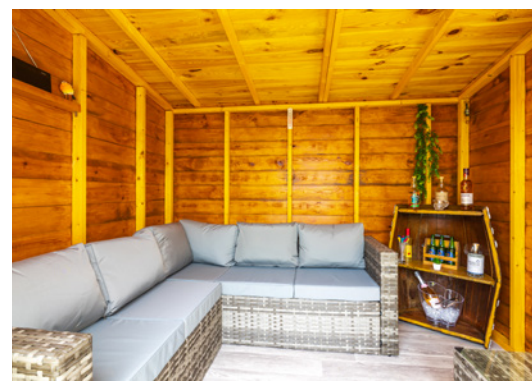


Off-street parking is available on the tarred drive for at least two vehicles and the front garden is laid to decorative stone chip, with sporadic planting of potted seasonal flowers.

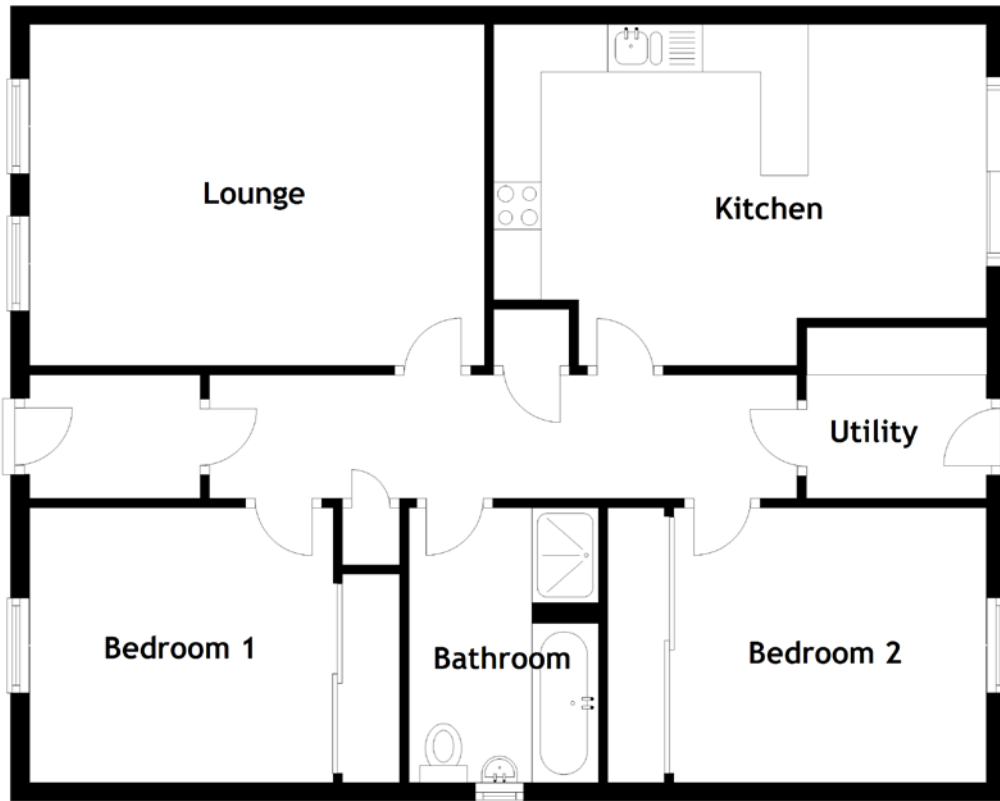
The private gated rear garden with outdoor tap and double power socket is accessed via a wooden side gate or from the utility room, bordered by a high wooden perimeter fence, and provides a safe environment for those with children or pets, laid mostly to lawn with a border of stone chip and containing young shrubs and plants. A fantastic summer house is suitably positioned for entertaining and enjoying some al-fresco dining and the sun. A sizable wooden garden shed completes that garden and will remain.

The property has mains electricity, main drains and water with modern hybrid gas and air source central heating.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

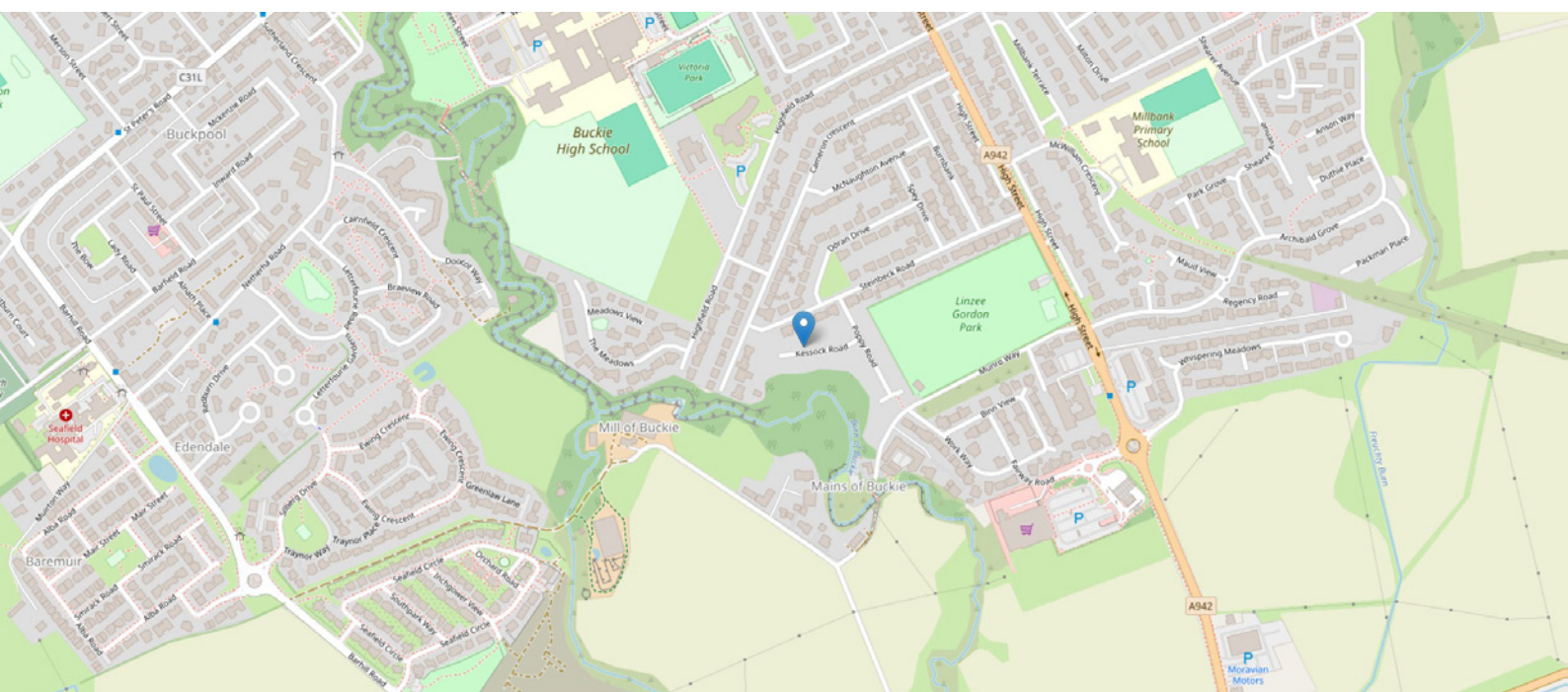


Approximate Dimensions(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen	5.20m (17'1") x 3.60m (11'10")
Utility	1.90m (6'3") x 1.80m (5'11")
Bedroom 1	3.20m (10'6") x 2.90m (9'6")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 2.00m (6'7")

Gross internal floor area (m²): 80m²
EPC Rating: C

Extras: All fitted floor coverings, blinds, curtains, light fittings, freestanding fridge/freezer, washing machine and tumble dryer are included in the sale unless otherwise stated.



THE LOCATION

6 Kessock Road is located in the upper part of Buckie, a small fishing town on the renowned Moray Firth Coastline. Just a short drive and you have a choice of pebbled or sandy beaches and rugged coastline where abundant wildlife can be seen from seals, dolphins, and numerous species of birds that frequent the Moray Coast. Buckie is a busy little town with a working harbour and marina, it boasts multiple leisure facilities including a leisure centre with a swimming pool, two 18-hole links golf courses, and two outside bowling greens.



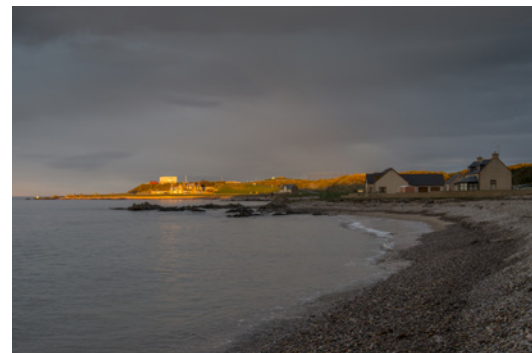


The River Spey is on your doorstep and is famous for its salmon and trout fishing and there are also numerous other rivers beaches and local harbours to fish, all within a short distance. There is a choice of preschool, primary school, and secondary education a couple of minutes' walk from the property, together with two major NHS health centres and a small hospital.

Further local amenities include banking facilities, restaurants, cafes, pubs, traditional local shops and supermarkets. A comprehensive east coast bus network operates through Buckie.

The city of Elgin is within 17 miles to the west providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities.

The East Coast Rail Network operates through Elgin, providing a link to both Inverness and Aberdeen with Keith railway station (with free parking) being the nearest link approximately 8 miles away. National and International flights are available from both Aberdeen and Inverness airports.



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