



**Harper
Macleod LLP**
Estate Agents & Solicitors



1 Barr Close, Buckie, AB56 1GB

Offers over £230,000

Modern three bedroom semi-detached house built by respected local builder "Springfield" and located in a quiet residential area on the outskirts of Buckie. The accommodation comprises entrance hallway, open plan lounge/dining/kitchen, utility room, guest WC, three double bedrooms (one en-suite) and family bathroom. The property, which is in walk-in condition, further benefits from double glazing, gas central heating, integral garage & driveway and gardens to the front and rear.

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ENTRANCE HALLWAY

11'5" x 4'6" (3.49m x 1.39m)



UPVC and glazed door; ceiling light fitting; vinyl flooring; built-in under-stair storage cupboard.

OPEN PLAN LOUNGE / DINING / KITCHEN

LOUNGE

20'11" x 12'8" (6.39m x 3.87m)



Window to front; ceiling light fitting; vinyl flooring; fixed shelving.

DINING KITCHEN

20'8" x 10'6" (6.32m x 3.21m)



Patio doors to rear; window to rear; inset ceiling spotlights and ceiling light fitting; vinyl flooring; modern fitted kitchen in grey with breakfast bar; sink and drainer; built-in electric oven and microwave; integrated fridge freezer; integrated dishwasher; space for dining table and chairs; four ring gas hob; door to utility room.

UTILITY ROOM

10'7" x 10'4" (3.24m x 3.17m)



UPVC & glazed door to rear garden; window to rear; ceiling light fitting; extractor fan; vinyl flooring; base units to match the kitchen; sink and drainer; integrated washing machine; space for tumble dryer; wall mounted Potterton gas central heating boiler; door to guest WC; door to garage.

GUEST WC

6'6" x 4'6" (2.00m x 1.38m)



Internal room; ceiling light fitting; vinyl flooring; vanity mounted sink and WC; chrome wall mounted towel radiator.

STAIRCASE & LANDING

9'5" x 3'2" (2.89m x 0.97m)



Ceiling light fitting; fitted carpet; hatch to the loft space; built-in storage cupboard with hanging rail and shelving.

BEDROOM 1

13'5" x 10'5" (4.09m x 3.19m)



Window to rear; ceiling light fitting; fitted carpet; triple built-in wardrobe; door to en-suite shower room.

EN-SUITE SHOWER ROOM

10'6" x 9'5" (3.22m x 2.88m)



Two Velux windows to front; shower cubicle with Grohe mains fed shower; vanity mounted sink and WC; chrome wall mounted towel radiator.

BATHROOM

8'0" x 6'10" (2.45m x 2.10m)



Window to rear; inset ceiling spotlights; vinyl flooring; vanity mounted sink and WC; bath with Grohe mains fed shower over; chrome wall mounted towel radiator.

BEDROOM 3

11'8" x 10'11" (3.58m x 3.33m)



Window to rear; ceiling light fitting; vinyl flooring; double built-in wardrobe.

BEDROOM 2

15'3" x 10'4" (4.66m x 3.16m)



Window to front; ceiling light fitting; fitted carpet; double built-in wardrobe.

INTEGRAL GARAGE

Up and over door; power and light.

OUTSIDE



The block paved driveway to the front provides off-street parking for two cars. The front and side of the garden is laid to lawn with a path leading round to a gate giving access to the rear garden. The fully enclosed rear garden is laid with artificial lawn and has a paved patio area; hot tub; gazebo; rotary clothes dryer.

NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds, all bathroom, en-suite and guest WC fittings, the built-in oven and microwave, integrated fridge freezer; integrated dishwasher and gas hob in the kitchen, the integrated washing machine in the utility room and the rotary clothes dryer in the garden.

The hot tub and gazebo may be available by separate negotiation.

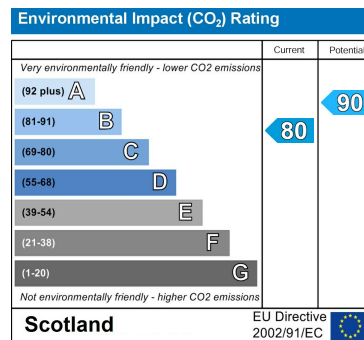
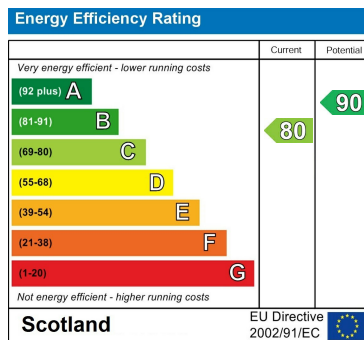
Council Tax Band: D

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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