

CLUNY ESTATE AGENTS

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60 Yardie, Buckie AB56 1XJ



This traditional detached three bedroom cottage is situated in an established residential area of Buckie, within easy reach of local amenities, and would make an ideal family home, holiday let or first-time buy.

**TRADITIONAL DETACHED COTTAGE
THREE BEDROOMS
TERRACED GARDEN
DOUBLE GLAZING
GAS CENTRAL HEATING
COUNCIL TAX BAND A
EPC RATING D
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£135,000**

E1089

This freehold traditional detached three bedroom cottage is situated in an established residential area of Buckie, within easy reach of local amenities.

In need of some modernisation, the accommodation comprises: Entrance hallway, living room, dining kitchen, bathroom and utility room/boiler room. To the first floor are a landing and three bedrooms.

The property benefits from double glazing and gas central heating.

Outside is a terraced garden area and rear access.

Offering lots of potential, this cottage would make an ideal family home, holiday let or first-time buy, and we highly recommend a viewing.





- Kitchen 4.28m x 3.35m
- Lounge 4.42m x 4.31m
- Utility 2.96m x 1.19m

- Bedroom 1 4.21m x 3.06m
- Bedroom 2 3.72m x 3.63m
- Bedroom 3 3.58m x 2.11m



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.