



29 Land Street, Buckie, AB56 1QS
Offers Over £70,000

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Welcome to this charming property located on Land Street in the picturesque town of Buckie. This delightful semi-detached house boasts a cosy reception room, perfect for relaxing after a long day. With one bedroom, this property is ideal for a single person or a couple looking for a quaint home.

The house spans 624 square feet, providing ample space for all your needs. Built around 1900, this property exudes character and history.

Don't miss the opportunity to own a property in the heart of Buckie. Contact us today to arrange a viewing and envision the possibilities that this property has to offer.

Hallway

When you walk through the front door, you enter the hallway. It is fitted with carpet and provides access to the first floor and the lounge. There is a curtain over the front door, a radiator, and a mirror with a shelf.

Lounge

13'2" x 14'8" (4.03m x 4.49m)

The lounge is a spacious room fitted with a log burner. It has two windows and a recessed alcove for storage and decoration. This room also has an under-stairs storage cupboard with ample space. It is fitted with laminate flooring, a radiator, and light fitting. This room also provides access to the rear hallway.

Rear Hallway

The rear hallway is a carpeted area that provides access to the kitchen, shower room, and back garden. It has a light fitting.

Kitchen

7'1" x 10'6" (2.17m x 3.22m)

The kitchen is fitted with a basic range of cabinets and has counter space, as well as space for a fridge, freezer, and washing machine. It is equipped with an oven with hob. There is a 1.5 bowl sink with a drainer and a window to the rear. The boiler is situated in this room. It is fitted with tile-style vinyl flooring, radiator, and light fitting.





Shower Room

5'10" x 6'2" (1.79m x 1.89m)

The shower room is fitted with tiles and wood panels along the wall. It has vinyl flooring, a shower cubicle, a WC, a wash hand basin, and shelving along the walls. There is an opaque glass window, radiator, extractor fan, and light fitting.

Landing

The landing is fitted with carpet and has a slightly sloped ceiling with a skylight. It provides access to the bedroom and has a light fitting.



Master Bedroom

12'3" x 15'2" (3.75m x 4.64m)

The master bedroom has a sloped ceiling on either side of the room. It features a large skylight to the rear and window to the front. The room is spacious and fitted with carpet, a radiator, and a light fitting. This room provides access to the attic through a hatch,.

Garden

As you step out the back door into the garden, you will see a concrete area leading to a path that connects to the wooden sheds on the property. There is also gravel and space for a car, with an opening to the street.

Fixtures and Fittings

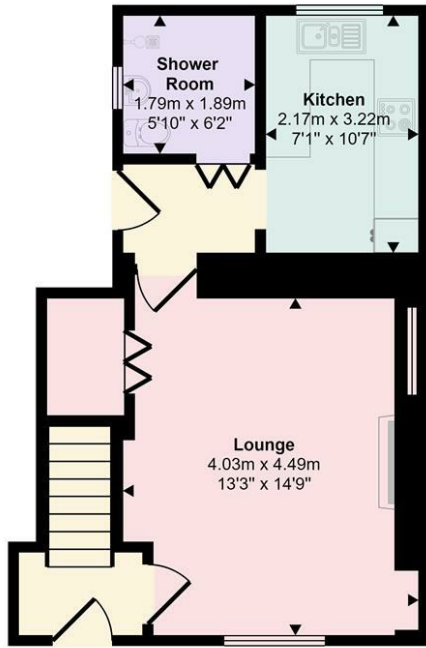
The fitted floor coverings and light fittings will be included in the sale price along with the oven and hob.

Home Report

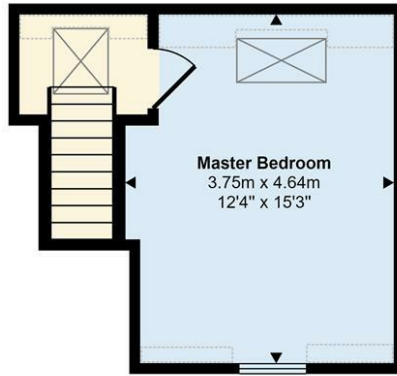
The Home Report Valuation as of April 2024 is £70,000, Council Tax Band A and EPI rating is E.



Approx Gross Internal Area
60 sq m / 647 sq ft



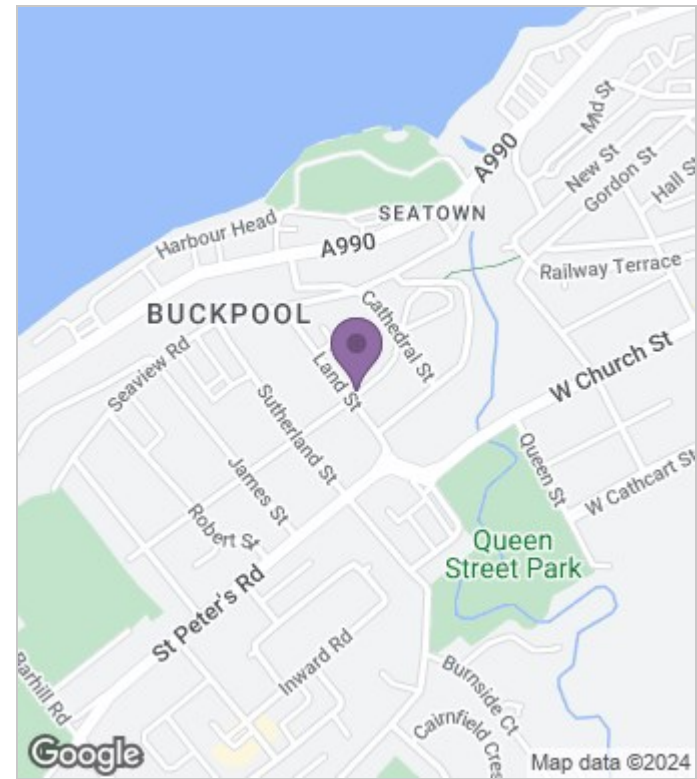
Ground Floor
Approx 39 sq m / 423 sq ft



First Floor
Approx 21 sq m / 225 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.