



32 Linn Crescent Buckie  
£135,000 offers over

## Property summary

Centrally Located Bungalow

Living Room, Large Kitchen, Dining Room, 2 Double Bedrooms & Bathroom

Conservatory, Garage, Large Garden & Loft Storage Room

Council Tax Band A, EPC Band F

Offers over £135,000

This semi-detached home is situated in a popular residential area, only a short walk from the town centre, shops, supermarkets, GP surgery and both Primary and Secondary Schools. The property offers spacious accommodation and benefits from gas central heating and double-glazing. The accommodation comprises living room, dining room, kitchen, bathroom, two double bedrooms and conservatory accessed from the garden. A large floored loft space is accessed via an external stair. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

## Full details

Access is via a glazed uPVC door into the carpeted vestibule which opens via a glazed door into the hall where the fitted carpet continues. The hall accesses the living room, bathroom and both bedrooms. The living room is a lovely bright room with a window to the front and a tiled fireplace which has an electric fire atop. Alcove with cupboard below and fitted carpet. A glazed door from the living room leads into the dining room.

The dining room has a window to the side overlooking the rear garden and opens via a glazed door into the kitchen. The kitchen is fitted with a selection of base and wall mounted units with contrasting worktop, and upstands. The appliances which will remain include a slot in gas oven, fridge, freezer and washing machine. A stainless steel sink with drainer sits under one of the windows which both overlooks the large rear garden. Within the kitchen is a large pantry cupboard. A glazed uPVC door opens out to the rear garden.

The bathroom has a frosted window to the rear and is fitted with a three piece suite consisting of w.c, handbasin and bath with electric shower. Usual fitted bathroom accessories and vinyl floor. Both bedrooms are doubles with bedroom 1 overlooking the front and bedroom 2 the rear garden, both bedrooms have fitted carpets.

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**Type:** Semi Detached Bungalow

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**Availability:** For Sale

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 2

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**Parking:** Driveway

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**Outside Space:** Front Garden, Rear Garden

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**Council Tax Band:** B

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## Outside

The conservatory is a great addition to the property providing a lovely spot from where to enjoy the garden. The conservatory has a tiled floor and fitted blinds.

A shared external staircase leads up to the large loft storage room which is floor and has power and light.

The front garden is laid mainly to stone chip with borders and offers additional parking space. A shared drive leads to the garage which has a roller door and the benefit of power and light. A wooden door also accesses the garage from the garden.

The large south facing rear garden is laid mainly to lawn with flower borders. A path leads to the shared external staircase which access the large loft storage room.

|                          |                     |
|--------------------------|---------------------|
| <b>Living Room</b>       | <b>4.55 x 3.95m</b> |
| <b>Dining Room</b>       | <b>4.25 x 3.70m</b> |
| <b>Kitchen</b>           | <b>4.40 x 3.00m</b> |
| <b>Bathroom</b>          | <b>2.00 x 1.78m</b> |
| <b>Bedroom 1</b>         | <b>3.30 x 3.85m</b> |
| <b>Bedroom 2</b>         | <b>3.30 x 3.85m</b> |
| <b>Conservatory</b>      | <b>2.60 x 3.05m</b> |
| <b>Loft</b>              | <b>6.50 x 9.00m</b> |
| <b>Garage (Internal)</b> | <b>5.75 x 3.15m</b> |

## Additional Information

No warranty is provided for any appliances included in the sale.

## 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,

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intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars.

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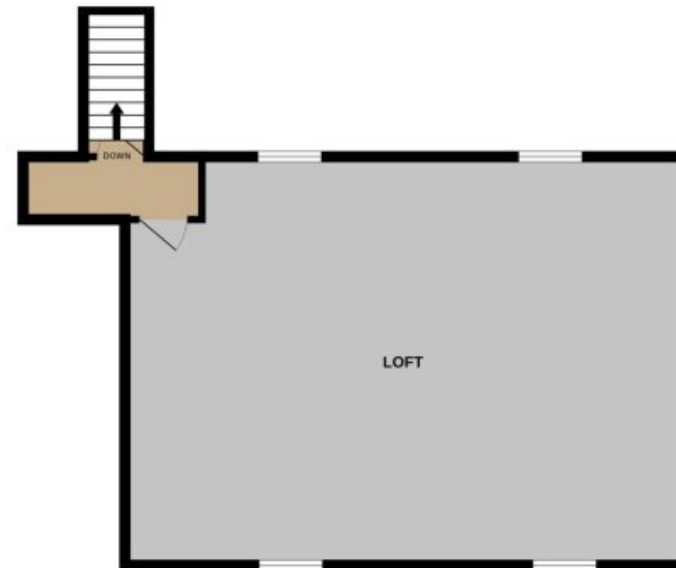




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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