



7 Mackenzie Street Findochty AB56 4PY
£125,000 offers over

Property summary

Semi-Detached Two Bedroom Bungalow

Front & Rear Gardens

Council Tax Band Currently "B", EPC Band "D".

Full details

Findochty is a village in Moray which is renowned as being one of the sunniest and driest Counties in Scotland and has a wide range of excellent places to stay, eat and shop. The County is famed for its breathtaking scenery, long sandy beaches, wildlife and offers wonderful leisure and other recreational opportunities including golf and angling. Findochty is on a bus route with easy access to the nearest town of Buckie and onwards to the larger town of Elgin both of which offer major supermarkets, a good selection of independent shops, sporting and recreational facilities. Both Aberdeen and Inverness are within an easy commuting distance.

Sitting in an elevated position this home enjoys sea views from the rear and is within easy reach of all village amenities and the local Primary School. The property has both front and rear gardens.

The accommodation comprises; living room, kitchen, wet room and two double bedroom. All fitted floor coverings, window blinds and light fittings are included in the sale price.

The property is entered via a glazed wooden door into a vestibule which accesses the hall, which in turn accesses the living room, shower room and both bedrooms. The living room has a window to the front. A gas fire sits on a tiled hearth alongside an alcove with cupboard below. The living room opens into the kitchen.

The kitchen is fitted with a selection of base and wall mounted units with a contrasting worktop. Integrated appliances within the kitchen include an electric oven, hob with extractor above, fridge freezer, washing machine and tumble dryer. A composite sink with drainer and mixer tap sits under the rear facing window. uPVC glazed door access the rear garden via external steps.

Bedroom 1 is front facing and has a newly fitted carpet whilst bedroom 2 has a window overlooking the rear garden and enjoys a sea view. Both bedrooms have built-in cupboards.

The wet shower room consists of a wc, handbasin set within a vanity unit and electric shower. The bathroom has frosted rear facing window. The shower room is tiled around the shower and

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Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: B

is finished with a wall mounted mirrored medicine cabinet.

Outside

The front garden is laid to paving and stone chip for ease of maintenance, path leads to the front door and around to the rear garden. The rear garden is laid mainly to lawn.

Living Room	4.60 x 4.20m
Kitchen	3.40 x 3.00m
Bedroom 1	3.50 x 3.62m
Bedroom 2	3..02 x 3.60m
Wet Room	1.88 x 2.18m

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, 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



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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