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LAW PRACTICE

Grant Eden, Wilsons Land, Buckie, AB56 1QP
£180,000 offers over

Property summary

Detached 2 Bedroom Bungalow with Conservatory

Garage & Large Garden, Double-Glazing, Gas Central Heating,

Council Tax Band Currently “C”, EPC Band “D

Full details

Buckie is a historic fishing town in Moray, renowned as being one of the sunniest and driest counties in Scotland. It offers a wide range of excellent places to stay, eat, and shop. The county is famed for its breathtaking scenery, long sandy beaches, and wildlife, and offers wonderful leisure and recreational opportunities including golf and angling. Elgin, Aberdeen, and Inverness are all within easy commuting distance, while train stations at Keith and Elgin provide direct links to Aberdeen and Inverness. These cities offer the full range of facilities expected, including excellent shopping, retail parks, associated services, rail links, and airports.

Grant Eden is a bungalow which sits in a popular residential area, only a short walk from the town centre, shops, supermarkets and GP surgery. This home whilst in need of some modernisation, has been well maintained and would be an ideal property for a first time buyer or for those looking to downsize. The property sits on a large plot and offers partial sea view from the front.

The property is accessed via uPVC double doors into the conservatory which overlooks the front of the property and is a wonderful spot to enjoys view. The conservatory has fitted blinds, laminate flooring and accesses the vestibule via a glazed wooden door. The vestibule houses the electric meter and opens into the hall via a glazed door. The hall in turn accesses the rest of the accommodation.

The living room is a bright room with windows overlooking the side of the property and into the conservatory. A gas fire sits atop the tiled fireplace which sits between two alcoves.

The dining kitchen is a dual aspect room and is fitted with a selection of base and wall-mounted units with contrasting worktops and tiled splashback. Integrated appliances consist of a double electric oven, electric hob with extractor above, the washing machine and fridge freezer will also remain. A 1 ½ stainless steel sink with drainer and mixer tap sits under the large window overlooking the rear garden. A cupboard in the kitchen houses the boiler. The hatch to the loft space is accessed in the kitchen via a drop down ladder. A sliding door from the kitchen accesses the rear porch. The porch has a uPVC door into the garden.

Type: Detached Bungalow

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway

Outside Space: South Facing Garden

Council Tax Band: C

The family bathroom consists of a white three piece suite consisting bath with shower above, wc and handbasin. The bathroom is tiled with a vinyl floor and finished with wall mounted bathroom accessories. A frosted window overlooks the rear of the property.

Both double bedroom are accessed from the hall, with bedroom 1 having a large bay window overlooking the front of the property whilst bedroom 2 overlooks the rear. Both bedrooms have built-in wardrobes.

Outside

The drive is accessed from Wilsons Land via metal gates and leads to the concrete block garage which has a metal door. The large south facing garden is laid mainly to paving with areas of planting and is low maintenance. A concrete shed provides garden storage. The front garden also has a patio area.

Conservatory	5.00 x 2.95m
Living Room	4.56 x 2.56m
Kitchen	4.90 x 3.60m
Bathroom	1.92 x 2.10m
Bedroom 1	4.30 x 4.00m
Bedroom 2	3.00 x 4.00m
Garage (Internal)	5.70 x 3.08m

Important Information

No warranty is provide for any appliances which will remain. 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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