



**3 Hay Street
Buckie
AB56 1QZ**

**Semi-Detached Family Home
with Garden and Garage**

**Hall, Lounge, Kitchen, Shower
Room, 3 Bedrooms, Box Room,
Double-Glazing, Gas Central
Heating**

**Council Tax Band Currently: A
EPC Band: E**



**Offers Over
£100,000**


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Description

Conveniently located for the town centre and all other local amenities is this semi-detached family home. The property benefits from double-glazing and gas central heating. The accommodation which is spread over two floors comprises on the Ground Floor, Lounge, Kitchen, Shower Room and Bedroom 3 and on the First Floor, two double Bedrooms and a Box Room. The rear garden can be accessed via a gate or through the timber garage. All fitted floor coverings, curtains, blinds and light fittings are to be included in the sale.



Accommodation

Entrance

UPVC door with a glazed panel leads into the Hall.

Hall **1.47 x 2.54 (1.14) (bed 3)**

Access to the Lounge, Shower Room, Bedroom 3 and the Staircase. An under-stair cupboard provides storage.

Lounge **4.51 x 2.86m**

Glazed paned door from the hall accesses the lounge. Gas fire inset in a wooden surround with marble effect hearth. Shelved cupboard housing the electric meter. Front facing window with deep windowsill with cupboard below housing the gas meter.

Kitchen **3.35 x 3.50m**

Glazed paned door from the lounge accesses the kitchen. Fitted with a selection of base and wall units, contrasting worktops with tiled splash back. One and a half basin stainless steel sink top with mixer tap. The white goods comprising an electric oven, fridge freezer and washing machine will remain. Vinyl floor covering. Window overlooking the garden. Wooden door leads to the garden.

Bedroom 3 **4.45 x 2.16m**

Ground floor bedroom with windows to the front and rear of the property.

Shower Room **2.19 x 2.30m**

Accessed from the stairs the shower room is fitted with a white two-piece set comprising WC and wash hand basin inset within a vanity unit. Separate shower cubicle with Triton Cara electric shower. Vinyl floorcovering. Rear facing window.





Staircase

The staircase with wooden balustrades and handrail leads up to the Landing.

Landing **2.06 x 2.03m (1.09)**

Access to the two double bedrooms. Built-in shelved storage unit.

Bedroom 1 **4.52 x 2.69m**

Good sized double bedroom with a front and rear facing windows with deep windowsills. Tiled fireplace. Door leading to Box Room.

Box Room **2.31 x 2.07m**

Accessed via bedroom 1, this room houses the boiler. Subject to the correct planning this would make an ideal ensuite or dressing room. Roof window to the rear.

Bedroom 2 **4.52 x 2.65m**

Double bedroom with a front and rear facing windows with deep sills.

Outside

From the pavement a wooden gate gives access to the side of the property with a paving to the rear garden. The rear garden is laid mainly to lawn. A sun house will remain. A stone built outbuilding has power and light. Outside tap. The wooden garage is accessed from the street by double doors and also has a door into the rear garden.

Important Information

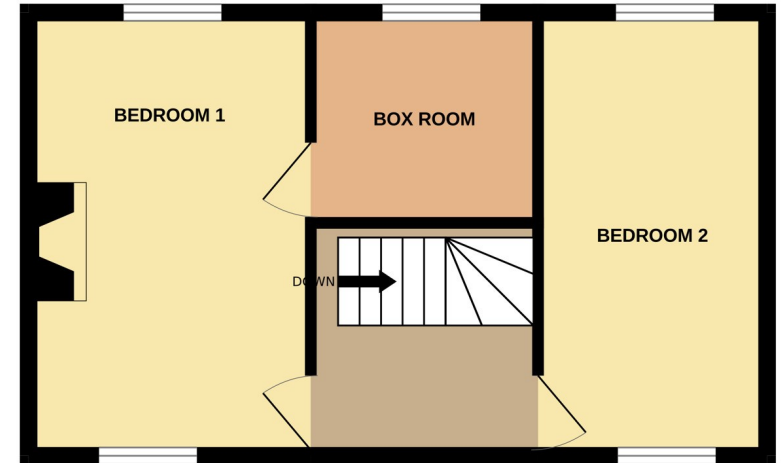
These particulars do not constitute any part of an offer or contract. All statements contained therein while believed to be correct are not guaranteed. All measurements are approximate, intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars.



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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