



## 47 MILL CRESCENT BUCKIE AB56 1LD

SEMI DETACHED THREE  
BEDROOM PROPERTY WITH  
GARDENS, GARAGE & DRIVE

- Hall
- Lounge
- Dining Kitchen
- Shower Room
- Three Double Bedrooms
- Garage & Off-road Parking
- Large Front, Side & Rear Gardens
- Double-Glazing
- Gas Central Heating
- Council Tax Band Currently: B
- EPC Band: D

**Viewing:** By contacting our  
Buckie Office on 01542 831307



Offers over  
**£150,000**



**grantsmith**  
LAW PRACTICE

## 47 MILL CRESCENT, BUCKIE

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 over two floors and benefits from double-glazing and gas central heating.

The accommodation, which is spread over two floors, comprises the ground floor; lounge, kitchen, and shower room; first floor three double bedrooms, one with ensuite WC. All fitted carpets, floor coverings, window blinds, and light fittings are included in the sale price.

### ENTRANCE

Enter through a glazed uPVC exterior door into the hall.

### HALL

Access the lounge, shower room, and the staircase to the first floor. A cupboard within the hall provides storage. Laminate flooring.

### LOUNGE – 4.30m x 4.30m

A glazed-paned door accesses the bright lounge which has a large window overlooking the front garden. Wall-mounted electric fire. Laminate flooring. A glazed-paned door leads through to the kitchen.





### **DINING KITCHEN – 4.30m x 2.40m**

The kitchen is fitted with a selection of base and wall-mounted units with contrasting worktops and splashback. 1 ½ sink with drainer and mixer tap. Inset electric oven with gas hob with cooker hood and extractor above. Fitted breakfast bar area. The Indesit washing machine will remain. A cupboard within the kitchen houses the boiler. Vinyl flooring. Rear-facing window and uPVC exterior door with glazed panel giving access to the rear garden.



### **SHOWER ROOM – 2.40m x 2.00m**

The shower room has a three-piece white suite consisting of WC, floating hand basin, and shower cubicle with mains shower. Aqua-panelling around the shower. Wall-mounted storage cupboard and usual bathroom accessories. Frosted window to the side. Laminate flooring.



### **STAIRCASE/LANDING**

The carpeted staircase leads up to the first floor landing which accesses all three bedrooms. Front and side facing windows on the stairs with wooden balustrade. Hatch giving access to the partially floored loft space.

### **BEDROOM 1 – 4.30m x 3.00m**

Large double bedroom with a front-facing window. Storage is provided via built-in mirrored wardrobes with a selection of hanging rails and shelving. Also behind the mirror wardrobe doors is the hand basin and a door to the WC. Fitted carpet.





**BEDROOM 2 – 3.70m x 2.60m**

Double Bedroom with rear-facing window. Fitted carpet.



**BEDROOM 3 – 3.30m x 2.50m**

Bedroom 3 also has a rear-facing window. Fitted carpet.

## **GARDEN**

The property sits on a large plot with a driveway leading to the garage. The front garden is laid to stone chip for ease of maintenance whilst the enclosed rear garden is mostly laid to lawn. The drive is accessed via a metal gate and has space for several vehicles. The garage is concrete block construction with a metal sheet roof and electric door as well as a uPVC door to the side. The garage has power and light.

## **ADDITIONAL INFORMATION**

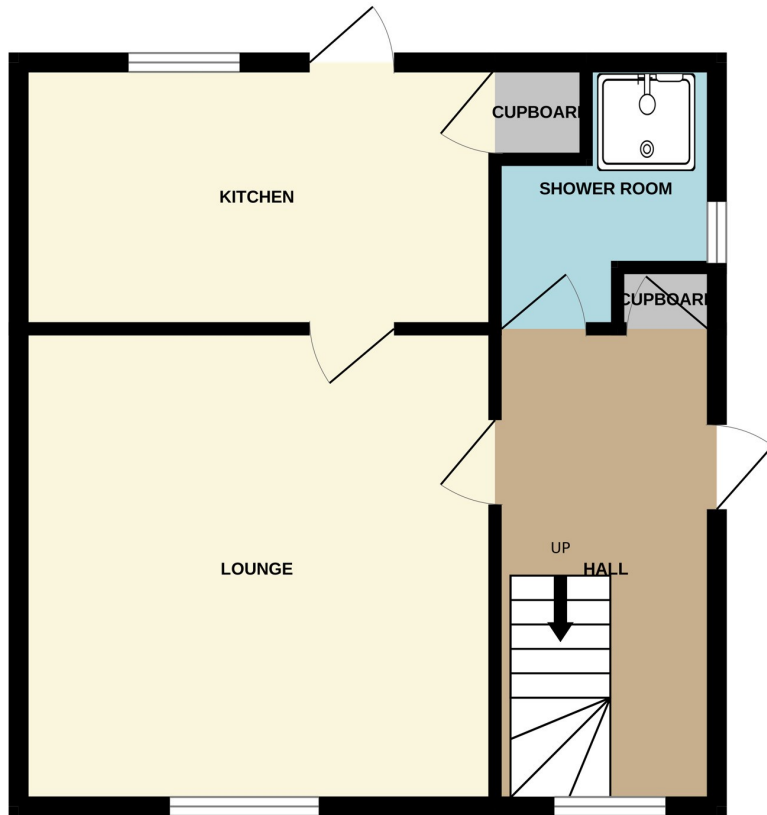
No warranty is provided for any appliances included in the sale.

## **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.



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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