



**27 NEWLANDS LANE  
BUCKIE  
AB56 1PB**

**MID-TERRACE TWO  
BEDROOM PROPERTY**

**HALL  
LOUNGE  
KITCHEN  
W.C.  
TWO BEDROOMS  
BATHROOM  
REAR GARDEN  
DOUBLE GLAZING  
GAS CENTRAL HEATING**

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

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



**Offers over  
£87,000**



**grantsmith**  
LAW PRACTICE

This two bedroom property is located in the centre of town within walking distance of all local amenities. The accommodation comprises on the ground floor, entrance hall, lounge, kitchen, rear vestibule and w.c.; on the first floor, two double bedrooms and bathroom. All the fitted floor coverings, curtains, blinds and light fittings are to be included in the sale.

### **ENTRANCE**

uPVC door with glazed pane above gives access into the hall which accesses the lounge and staircase.

### **LOUNGE**

**3.62m x 3.48m**

The lounge is accessed from the entrance hall via a wooden door. The lounge has a window overlooking the front with venetian blind. Wall mounted electric fire. Alcove with shelving. Traditional decorative coving. Laminate flooring. A glazed wooden door leads into the kitchen.

### **KITCHEN**

**4.60m x 2.93m**

Fitted with a selection of base and wall mounted units with contrasting worktops and tiled splashback. 1 ½ anthracite sink with drainer and mixer tap. Integrated electric oven, gas hob and cooker hood extractor fan above. The kitchen has ample space for a dining set. A large understairs cupboard provides additional storage. Remaining within the kitchen are a logik washing machine, and hotpoint fridge and freezer which will remain however no warranty will be provided. Rear facing window with deep sill overlooks the rear. Vinyl flooring. Wooden door with glass pane accesses the rear vestibule.





### **REAR VESTIBULE**

The rear vestibule accesses the exterior uPVC door to the rear and the w.c. Vinyl flooring.

### **W.C. 1.09m x 0.78m**

Consisting of a toilet and wash hand basin the w.c. has wood panelling to dado height and a vinyl floor. Rear facing frosted window.

### **STAIRCASE**

A carpeted stair with a wooden handrail access the first floor landing with gives access to the two double bedrooms and bathroom.

### **BEDROOM ONE 3.43m x 2.63m**

A double bedroom which has a window overlooking the front of the property which a deep display sill. Built in cupboard with shelving. Fitted carpet.

### **BEDROOM TWO 4.60m x 2.71m**

A second double which has a window overlooking the rear. Built in shelving and open wardrobe with hanging rail. Fitted carpet.

### **BATHROOM 2.02m x 1.83m**

Fitted with a three piece white suite comprising W.C, hand basin and bath with a mains shower. Aqua panelling around the bathroom suite. Wall mounted bathroom accessories. Front facing roof window. Vinyl flooring.



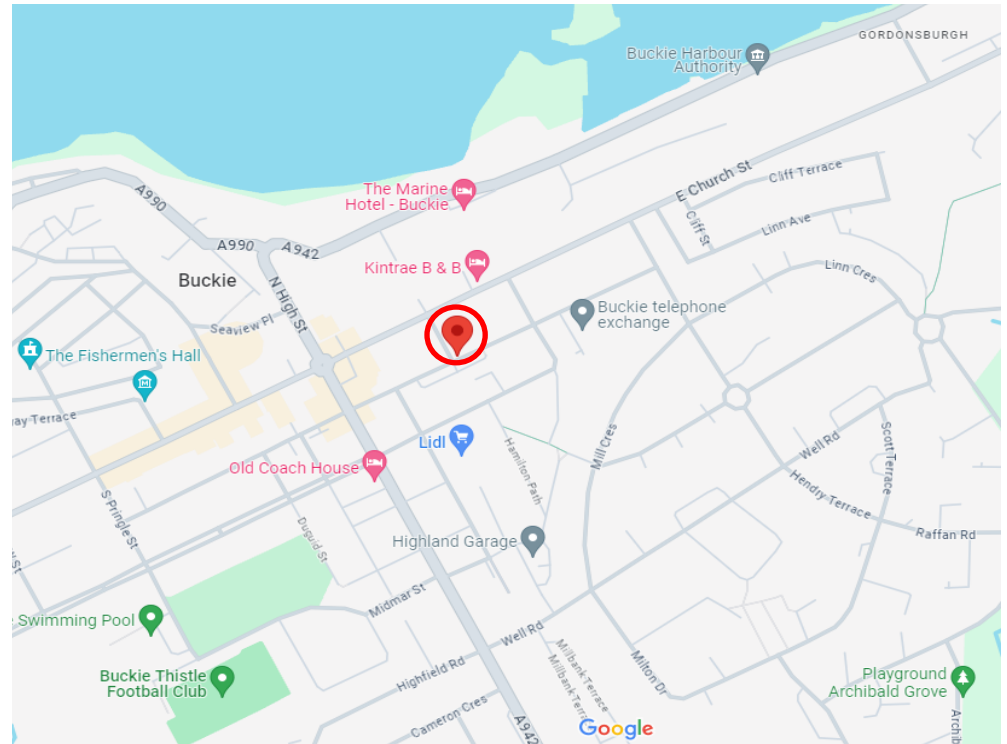


## GARDEN

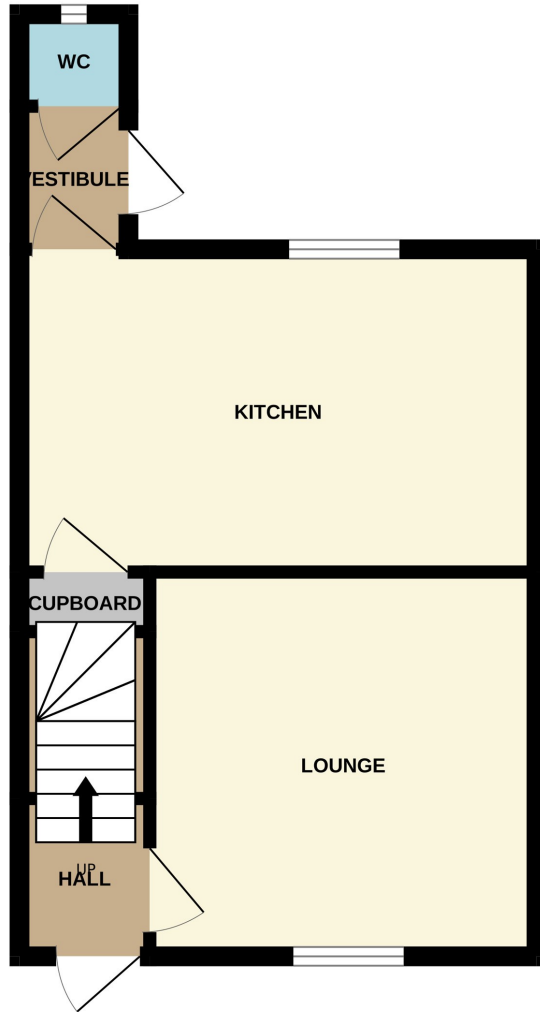
The rear garden is a mutual with an drying area. The property has its own rear storage within a mutual outbuilding.

## IMPORTANT INFORMATION

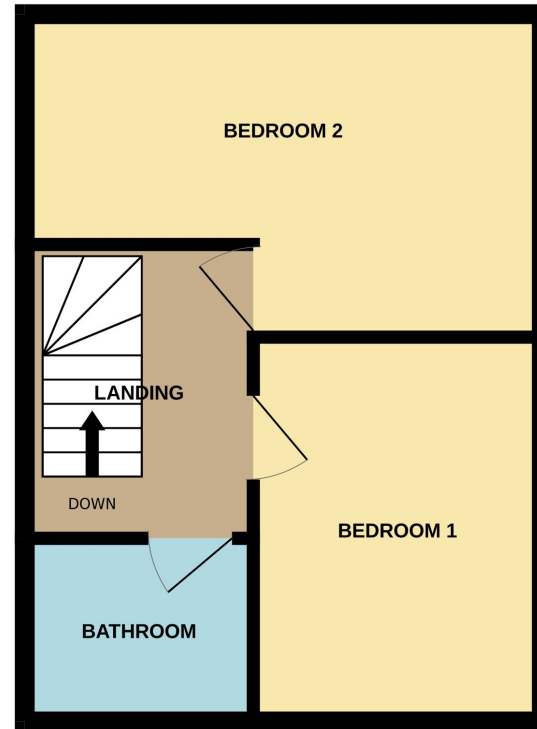
These particulars do not constitute any part of an offer or contract. All statements contained therein while believed to be correct are not guaranteed. All measurements are approximate, intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements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