



**14 MERSON STREET
BUCKIE
AB56 1RR**

**SEMI-DETACHED TWO
BEDROOM BUNGALOW
WITH GARDENS, GARAGE
& DRIVEWAY**

**VESTIBULE
LOUNGE
KITCHEN
TWO BEDROOMS
SHOWER ROOM
FRONT & REAR GARDENS
DOUBLE GLAZING
GAS CENTRAL HEATING
Council Tax Band Currently: A
EPC Band: D**

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



Offers over

£113,000



grantsmith
LAW PRACTICE

14 MERSON STREET, BUCKIE

This two bedroom bungalow sits on a generous sized plot and benefits from double-glazing, gas central heating and a large garden with a drive and wooden garage. The property is located within easy walking distance of the town centre, local secondary/primary schools and nursery and all other local amenities. All the fitted floor coverings, curtains, blinds and light fittings are to be included in the sale.

ENTRANCE/VESTIBULE

uPVC door with glazed pane gives access into the vestibule. A multi glazed door from the vestibule leads into the hall.

HALL

2.02 x 0.92m

The hall accesses the lounge, kitchen, bedroom one and the shower room. Fitted carpet.

LOUNGE

4.63 x 3.48m

The lounge is accessed from the hall via a glazed paned door and gives access to bedroom two. The lounge is a large room with a window to the front. A built-in fireplace houses an electric fire.





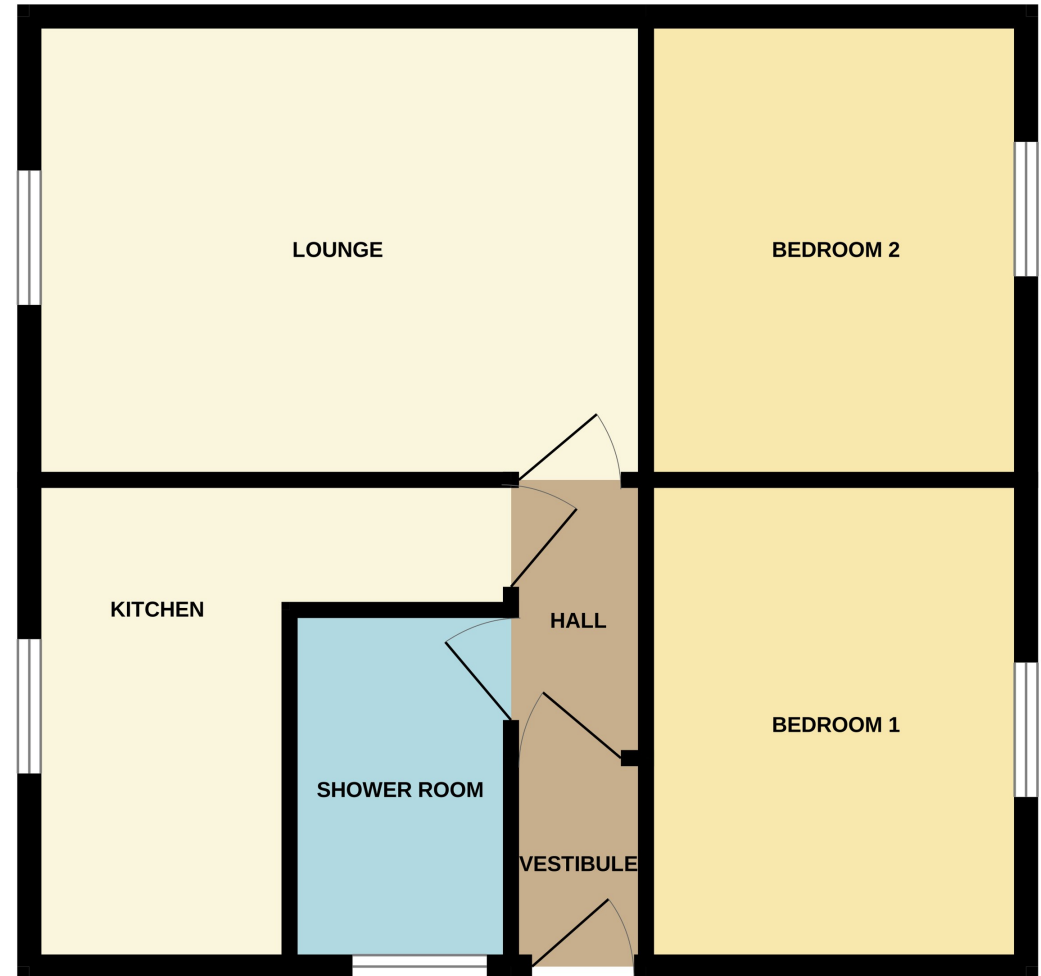
KITCHEN

3.60m x 1.83m

The galley kitchen has a window to the front and is fitted with wall and base units with a contrasting worktop and tiled splashback. Stainless steel sink with drainer. Fitted oven, gas hob and cooker.



GROUND FLOOR





BEDROOM ONE

3.74m x 2.82m

A large double which has a window overlooking the rear garden.

BEDROOM TWO

3.35m x 2.82m

A second double with a window overlooking the rear garden.

SHOWER ROOM

2.07 x 1.52m

Fitted with a three-piece white suite comprising W.C, hand basin set atop a storage cupboard, and Mira electric shower. Aqua panelling around sanitary wear. Side facing frosted glazed window.





GARDEN & GARAGE

The property sits on a large plot with front and rear gardens laid mostly to lawn. A paved driveway offers off street parking up to a wooden garage. The large rear garden overlooks Merson Park with a wooden gate into the park.

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.

