



**7 LETTERFOURIE ROAD
BUCKIE
AB56 1JF**

**SEMI-DETACHED TWO
BEDROOM HOME WITH
OFF-STREET PARKING**

- HALL
- LOUNGE
- DINING KITCHEN
- BATHROOM
- TWO BEDROOMS
- FRONT & REAR GARDENS
- OFF-STREET PARKING
- DOUBLE GLAZING
- GAS CENTRAL HEATING

Council Tax Band Currently: B
EPC Band: D

Viewing: By contacting our
Buckie Office on 01542 831 307



Offers over

£115,000



grantsmith
LAW PRACTICE

7 LETTERFOURIE ROAD, BUCKIE

Semi-detached home located to the west of the town centre, within easy walking distance of primary and secondary schools, two convenience stores, two take-away outlets, a pharmacy, doctors surgery, and Seafield Hospital.

The accommodation, which is spread over two floors, comprises Ground Floor; Hall, Lounge, Dining Kitchen, and on the First Floor; Bathroom and Two Bedrooms. There are garden areas to the front and rear, along with off-street parking. All the fitted floor coverings, curtains, blinds, and light fittings are to be included in the sale.

HALL

Entering through a uPVC door with glazed pane, the hall offers storage by way of two cupboards and built-in cupboards under the stairs. Access to the lounge, dining kitchen, and staircase leading to the first floor. Laminate flooring in the hall continues through to the dining kitchen.

LOUNGE

4.70m x 3.30m

The lounge is accessed via a wood-panelled door and has double windows overlooking the front garden. A gas fire is set within a brick-effect fireplace with stone hearth. Wood panelling to dado height.





DINING KITCHEN

6.00m x 1.80m

Fitted with a selection of base and wall-mounted units with contrasting worktops and splashback. Stainless steel 1 ½ sink with a drainer. Integrated gas hob with extractor above and Prima electric double oven. Ample space for a dining set. Two windows overlook the rear garden. uPVC exterior door with glass pane gives access to the rear garden.

STAIRCASE/LANDING

The wooden staircase has decorative metal spindles with a wooden handrail leads up to the first-floor landing. The landing accesses the two double bedrooms and bathroom. Hatch to the partially floored loft.

LANDING

2.10m x 1.90m

Access to the bathroom and the two double bedrooms. Hatch with ramsay ladder to the partially floored loft.

BEDROOM 1

5.00m x 2.64m

Double bedroom with two front-facing windows. Built-in mirrored sliding door wardrobes with shelving and hanging rail. Additional deep storage cupboard. Fitted Carpet.



BEDROOM 2

3.88m x 3.18m

Double bedroom with a rear facing window.



BATHROOM

2.06m x 1.87m

The bathroom is fitted with a white three-piece suite comprising a W.C. and wash hand basin set within a vanity unit, and a bath with electric shower above. Chrome electric towel rail. Aqua panelling throughout. Rear-facing frosted-glazed window. A roll of vinyl is available to be laid in the bathroom.



GARDEN/DRIVEWAY

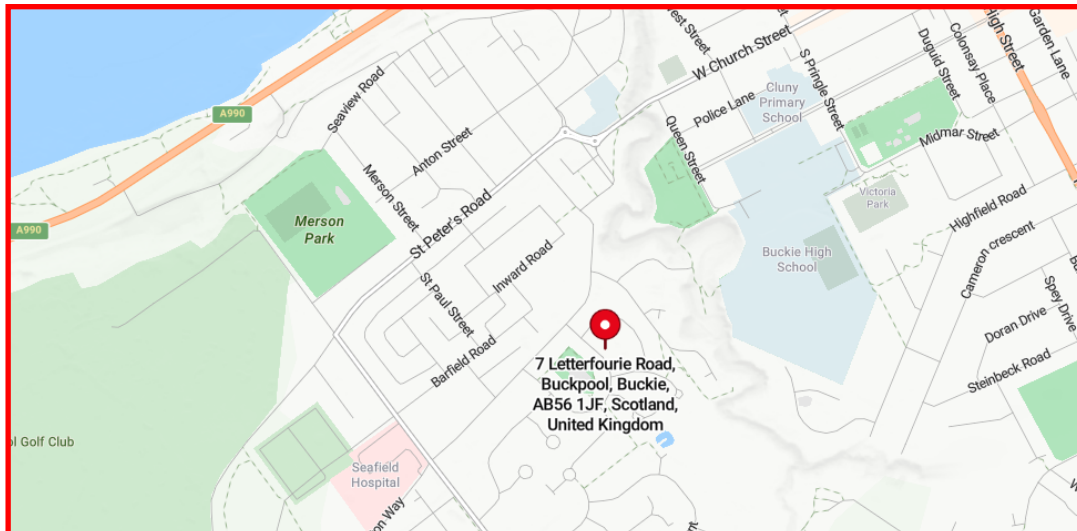
The front garden is accessed via a metal gate and is paved for ease of maintenance. A concrete drive leads up to double metal gates, which allow access onto a stone-chipped area, which offers further space for vehicles. The rear garden is laid mainly to lawn with a patio area and a metal gate onto the rear lane. Concrete block storage shed with wooden door.

ADDITIONAL INFORMATION

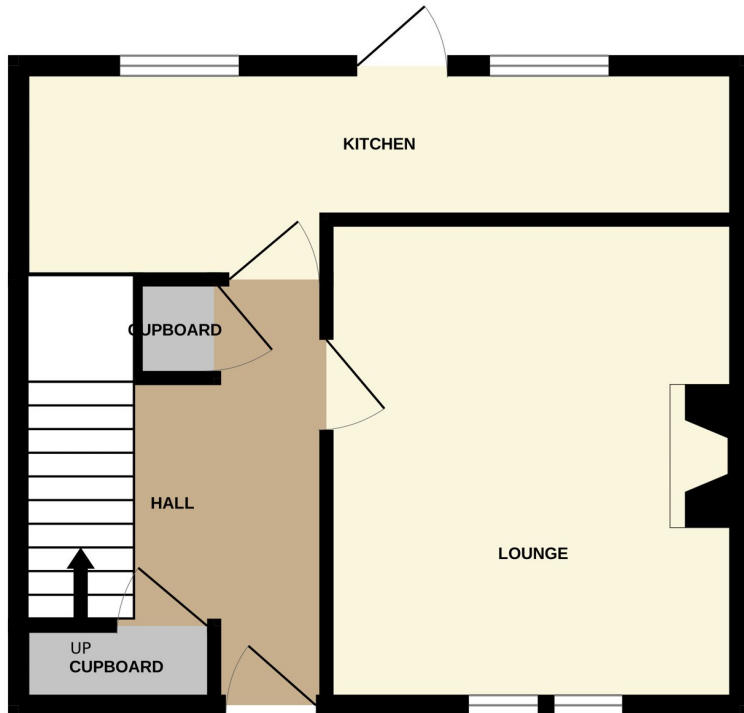
No warranty is provided for any items remaining. Further items of furniture and the shed may be available for purchase.

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, and 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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