



**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



**Fixed Price**

**£86,000**



**grantsmith**  
LAW PRACTICE

## 27 NEWLANDS LANE, BUCKIE

This two-bedroom property is centrally-located in the town of Buckie, within walking distance of all local amenities such as shops, schools and healthcare facilities. The accommodation comprises, on the ground floor, an entrance hall, lounge, kitchen, rear vestibule and W.C.; on the first floor, two double bedrooms and a bathroom.

All the fitted floor coverings, curtains, blinds and light fittings are to be included in the sale.



### ENTRANCE

A uPVC door with a glazed pane above provides access into the hall, which accesses the lounge and staircase.

### LOUNGE – 3.62m x 3.48m

Accessed from the entrance hall via a wooden door, the lounge features a window with a Venetian blind overlooking the front of the property, a wall-mounted electric fire, alcove with shelving, traditional decorative coving and finished with 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, the kitchen includes a 1 ½ anthracite sink with drainer and mixer tap, integrated electric oven, gas hob, and cooker hood extractor fan. Ample space is available for a dining set, and a large understairs cupboard provides additional storage. Included in the kitchen are a 'Logik' washing machine, 'Hotpoint' fridge, and freezer, though no warranty is provided. A rear-facing window with a deep sill overlooks the rear, and vinyl flooring is installed. A wooden door with a glass pane accesses the rear vestibule.

### **REAR VESTIBULE**

The rear vestibule provides access to the exterior uPVC door to the rear and the W.C. It features vinyl flooring.

### **W.C. – 1.09m x 0.78m**

Consisting of a toilet and washbasin, the W.C. features wood panelling to dado height and a vinyl floor. A rear-facing frosted window provides natural light.



### **STAIRCASE**

A carpeted stair with a wooden handrail provides access to the first-floor landing, which leads to the two double bedrooms and bathroom.

### **BEDROOM ONE – 3.43m x 2.63m**

This double bedroom has a window with a deep display sill, overlooking the front of the property. Built in cupboard with shelving providing storage. Fitted carpet.

### **BEDROOM TWO – 4.60m x 2.71m**

The second double bedroom features a window overlooking the rear, built-in shelving, and an open wardrobe with a hanging rail. It is also fitted with carpet.





### **BATHROOM – 2.02m x 1.83m**

Fitted with a three piece white suite comprising a WC, hand basin, and bath with a mains shower, the bathroom features aqua-panelling around the suite. Wall-mounted bathroom accessories. A front-facing roof window provides additional light, and the flooring is vinyl.

### **GARDEN**

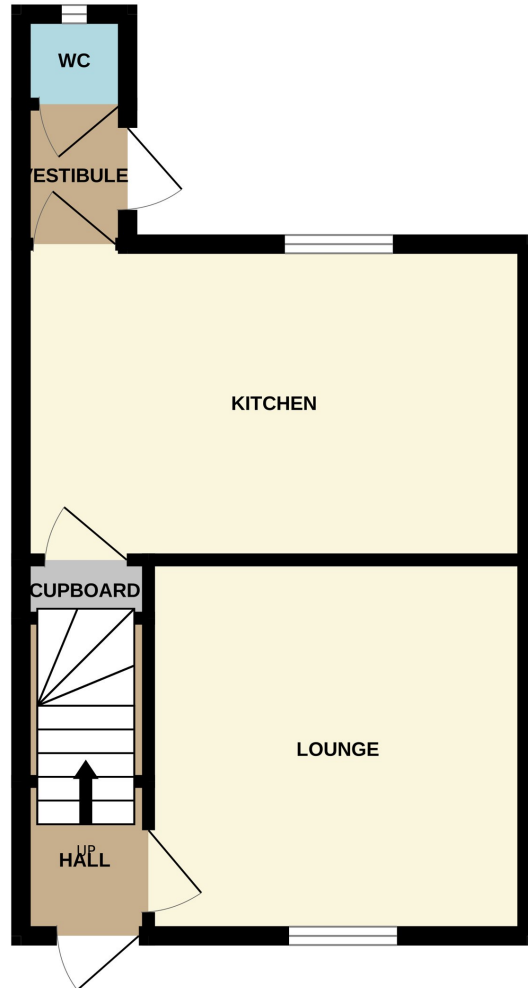
The rear garden is communal, featuring a drying area. Additionally, the property has its own rear storage within a shared outbuilding.



### **IMPORTANT INFORMATION**

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

GROUND FLOOR



1ST FLOOR

