



**7 ORCHARD ROAD
BUCKIE
AB56 5AR**

**GROUND FLOOR TWO
BEDROOM FLAT**

**HALL
OPEN PLAN LOUNGE &
KITCHEN,
BATHROOM
TWO BEDROOMS
COMMUNAL GARDEN &
CARPARK,
DOUBLE GLAZING
HYBRID AIR SOURCE/GAS
CENTRAL HEATING**

Council Tax Band Currently: A
EPC Band: C

Viewing: By contacting our
Buckie Office on 01542 831307



**Offers over
£125,000**



grantsmith
LAW PRACTICE



Completed in 2022 this two bedroom ground floor flat is one of four in the block. The property is decorated in neutral tones and is in walk-in condition. Orchard Road sits within a new development to the west of the town centre, within easy walking distance of Primary and Secondary Schools, two convenience stores, a chemist, Doctors Surgery and Seafield Hospital. The accommodation comprises of an open plan lounge and kitchen, bathroom and two double bedrooms. All fitted floor coverings, curtains, blinds and light fittings are to be included in the sale.

ENTRANCE

The property is accessed via a uPVC door with glazed panel leading into the hall.

HALL

The hall has white wooden panelled doors leading to all accommodation. Within the hall is a large storage cupboard. Fitted carpet.

OPEN PLAN LOUNGE

4.28m x 3.84m

KITCHEN

3.44m x 3.17m

The lounge is accessed from the hall via a glazed wooden door, this spacious room has two windows overlooking Orchard Road. The lounge area is fitted with a carpet whilst the kitchen area is laid to vinyl. There is ample space within the kitchen area for a dining table. The kitchen is fitted with a white gloss kitchen comprising of base and wall mounted units with wood effect worktop and splashback. Inset 1 ½ stainless steel sink with drainer and mixer tap. Inset electric oven and gas hob with extractor above. The integrated appliances include, a dishwasher, washer/dryer, microwave and fridge freezer.

BATHROOM

2.53m x 1.61m

Three-piece white suite comprising of a W.C, wash hand basin with storage drawers below and bath with mains shower over the bath. Tiled to dado height and around the shower. Heated towel rail. Wall mounted mirror. Frosted side facing window. Vinyl flooring.







BEDROOM ONE

3.23 x 2.82m

Double Bedroom with rear facing window and deep windowsill. Built in double wardrobe with mirrored sliding doors, hanging rail and shelving. Fitted carpet

BEDROOM TWO

3.23 x 2.81m

Double Bedroom with rear facing window and deep windowsill. Built in double wardrobe with mirrored sliding doors, hanging rail and shelving. Fitted carpet

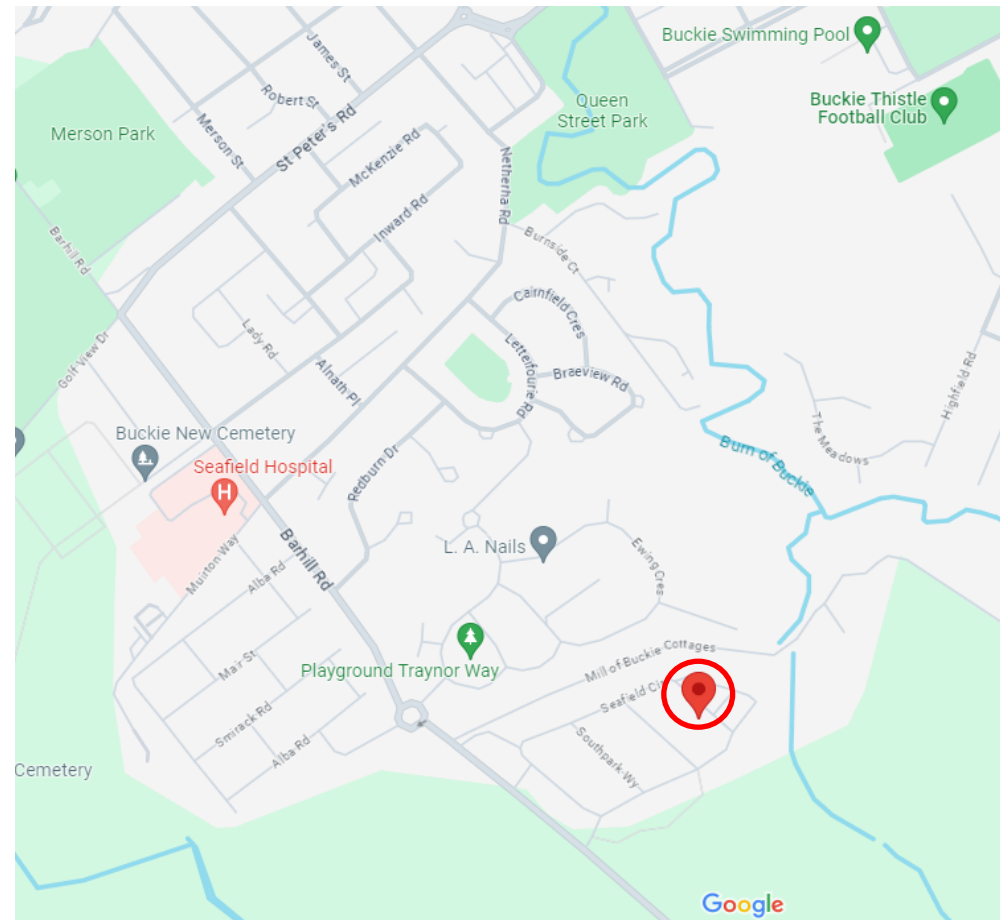
OUTSIDE

Shared garden areas to be rear are laid to lawn with parking bays laid to lock block at the front. The communal areas are maintained by Screen Autumn Ltd.

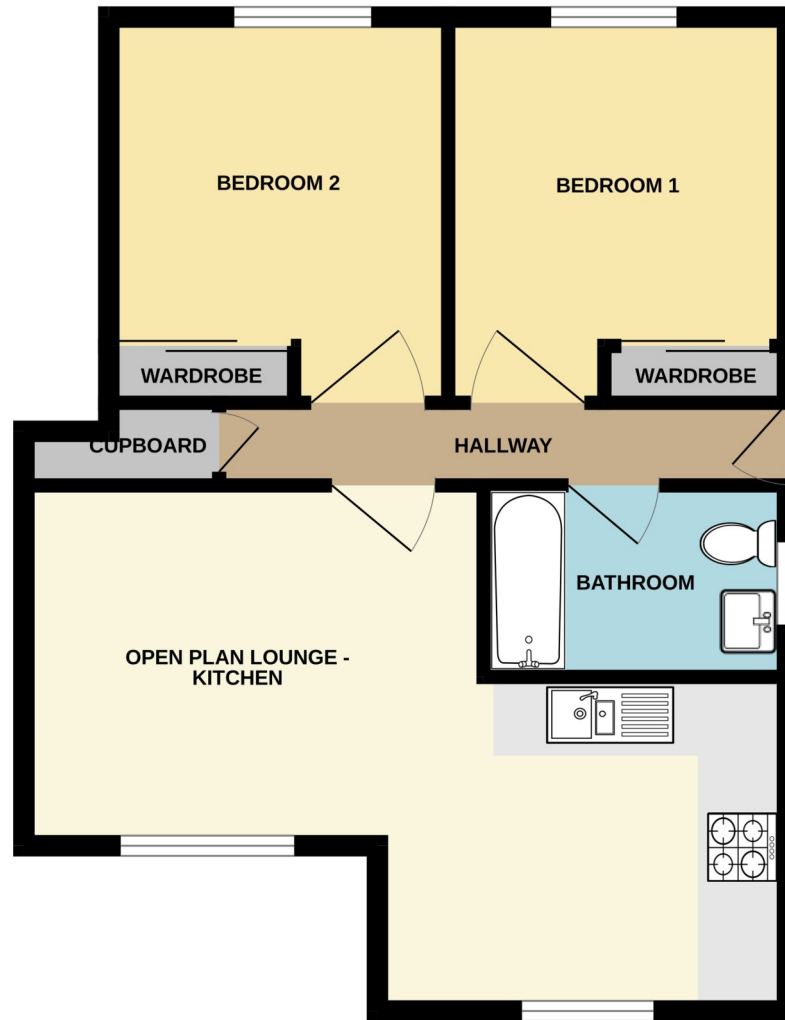


IMPORTANT INFORMATION

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. No warranty is provided for kitchen appliances.



GROUND 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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