



**10 HALL STREET
FINDOCHTY
AB56 4PZ**

**SEMI-DETACHED THREE
BEDROOM FAMILY HOME
WITH SEA VIEWS**

**HALL
LOUNGE
KITCHEN
SHOWER ROOM/UTILITY ROOM
BATHROOM
THREE BEDROOMS
FRONT & LARGE REAR GARDENS
DOUBLE GLAZING
GAS CENTRAL HEATING**

Council Tax Band Currently: B
EPC Band: D

Viewing: By contacting our
Buckie Office on 01542 831307



**Offers over
£135,000**



grantsmith
LAW PRACTICE



Sitting in an elevated position to enjoy views over the Moray Firth, this family home is within easy reach of all village amenities and within walking distance of the local Primary School. All rooms to the front of the property enjoy a sea view. This semi-detached property offers spacious accommodation over two floors and benefits from double-glazing and gas central heating. The accommodation comprises, ground floor; lounge, kitchen, shower room/utility; first floor three double bedrooms and bathroom. All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.

ENTRANCE

Enter through a glazed exterior door into the hall.

HALL

Accesses the lounge and staircase. Fitted carpet continuing up the staircase.

LOUNGE **6.99m x 4.52m (at widest points)**

Entering via a glazed wooden door from the hall. The lounge is a lovely bright room with a dual aspect overlooking the front garden and the Moray Firth beyond. Alcove with display shelf and cupboard below. Fitted carpet.





KITCHEN

3.85m x 2.36m

Accessed via glazed paned door from the lounge, the kitchen is fitted with a selection of base and wall units with contrasting worktops and splashback. Stainless steel sink with drainer and mixer tap. Inset electric double oven and hob with cooker hood and extractor above. Rear facing window overlooking the garden. Wooden door leading to the rear hall. Vinyl flooring

REAR HALL

The rear hall accesses the shower room/utility, storage cupboard and the exterior door out to the garden. The large storage cupboard has built in shelving and coat hooks.

SHOWER ROOM/UTILITY

2.85 x 1.80m

Accessed from the rear hall this room is utilised as both a shower room and utility. The room is tiled with a shower cubicle housing a Triton electric shower. Within the utility are a Bosch dishwasher and Hotpoint washing machine which will remain. There is also a under stair storage area. Windows to the rear and side. Vinyl flooring.



STAIRCASE

The carpeted staircase with wooden handrail and balustrade leads up to a half landing where the bathroom is accessed and to the first floor landing to access all three double bedrooms. Side facing window.

BATHROOM

2.00m x 1.82m

The bathroom consists of a three-piece white suite consisting W.C, hand basin and bath. Tiling around the bathroom suite. Large rear facing window with display sill. Vinyl flooring.

BEDROOM ONE

3.46m x 2.70m

Double bedroom with a front facing window giving a sea view. Fitted carpet.

BEDROOM TWO

3.91m x 3.46m

Double bedroom with front facing window giving a sea view. Built-in shelved cupboard. Fitted carpet.

BEDROOM THREE

4.40m x 3.30m

Third double bedroom with a rear facing window. Built in storage consisting of shelving and hanging rail. Second built-in shelved cupboard. Free standing wardrobe will remain. Fitted carpet.





GARDEN

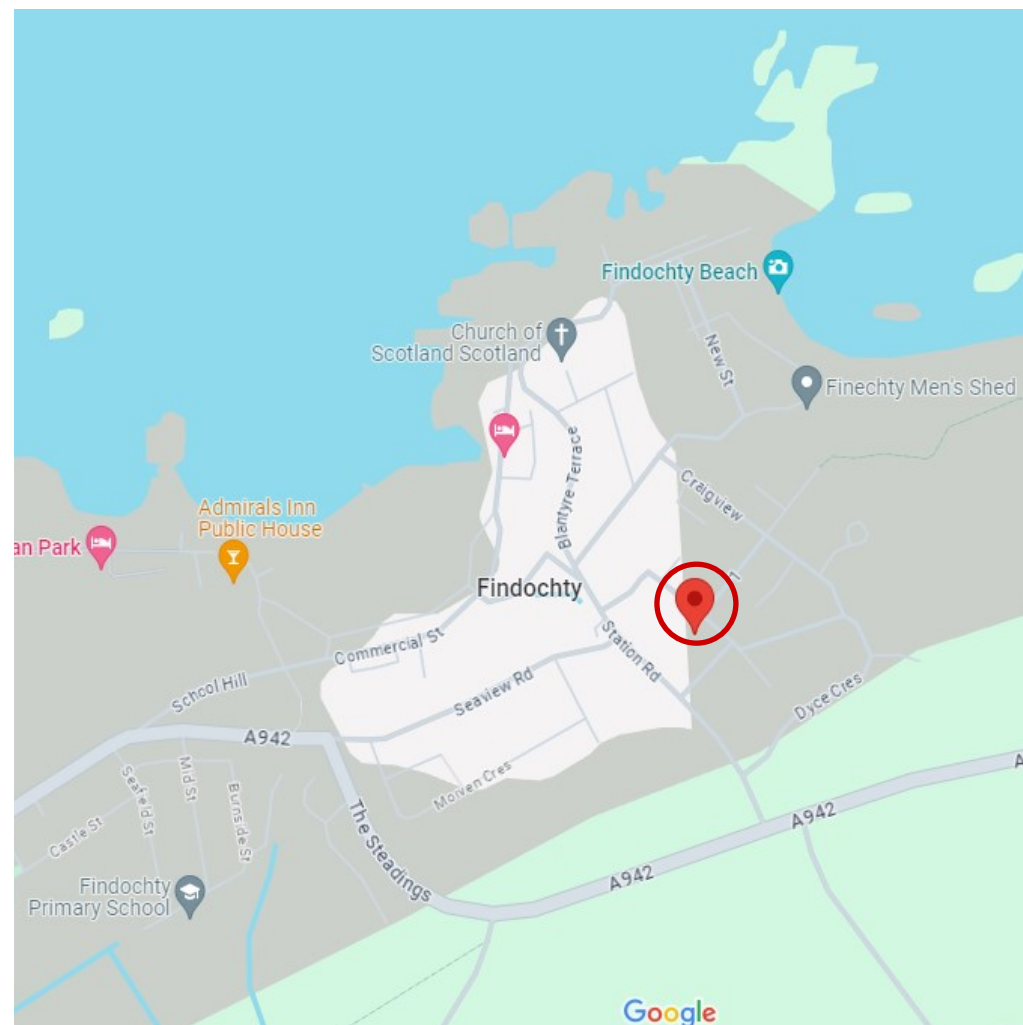
The garden area to the front of the property is laid to stone chip for ease of maintenance. A pathway gives access to the entrance and continues through to the rear garden area via a wooden gate. The large rear garden has two patio areas with an area laid to lawn between. The garden has borders filled with trees and shrubs. A wooden summer house will remain. The concrete shed has power and light and offers garden storage.

ADDITIONAL INFORMATION

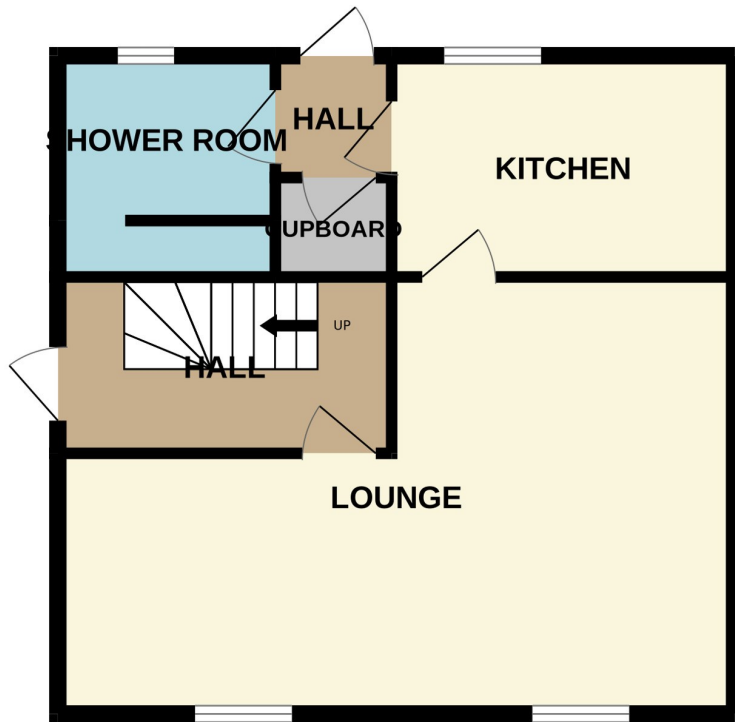
No warranty is provided for any appliances included in the sale.

IMPORTANT INFORMATION

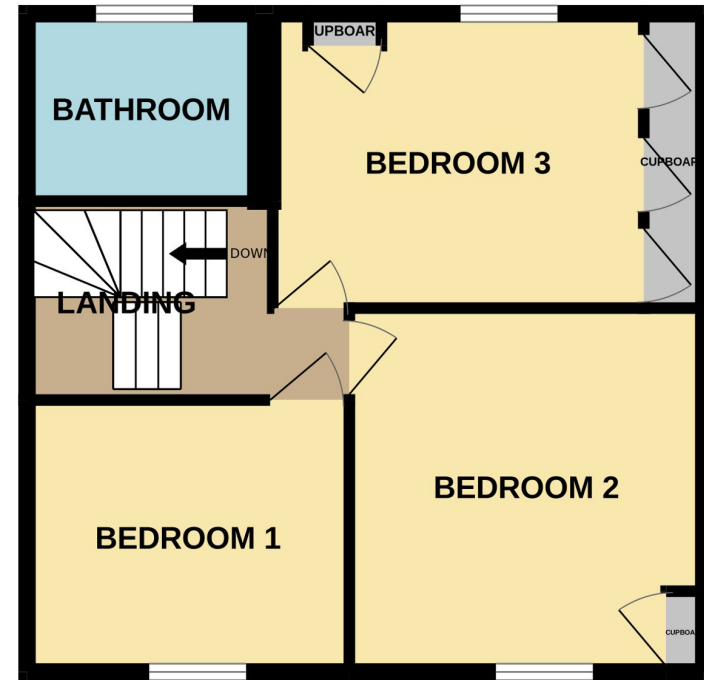
These particulars do not constitute any part of an offer or contract. All statements contained therein while believed to be correct are not guaranteed. All measurements are approximate, intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements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



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.

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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