



27 LINN CRESCENT  
BUCKIE  
AB56 1NA

SEMI-DETACHED TWO BEDROOM BUNGALOW  
WITH GARDENS, GARAGE & PARKING

VESTIBULE, HALL

LOUNGE

BREAKFASTING KITCHEN

BATHROOM

2 DOUBLE BEDROOMS

FRONT & REAR GARDENS

DETACHED GARAGE

GARDEN SHED

GAS CENTRAL HEATING

DOUBLE-GLAZING

COUNCIL TAX BAND CURRENTLY "A"

EPC BAND "D"



Offers Over  
**£115,000**

alexander**george**&co 

## DESCRIPTION

Situated on a most generous sized plot is this Semi-Detached Two Bedroom Bungalow. This home benefits from double-glazing, gas central heating and boasts a large North facing rear garden. An added bonus is the off-street parking to the rear and on the driveway in front of the garage. The property is located within easy walking distance of the town centre, local primary school/nursery and all other local amenities. All the fitted floor coverings, curtains, blinds and light fittings are to be included in the sale.



### Entrance

UPVC door with two glazed panes gives access into the Vestibule, glazed fan light above.

### Vestibule

Fifteen paned door gives access into the Hallway. Coat hooks.

### Hall

Access to the Bathroom, Lounge and both bedrooms. Hatch giving access to the loft which is floored, double insulated and has electric light.

### Bedroom 1

3.38m x 3.17m

Good-sized double bedroom with a built-in wardrobe with hanging rail and shelves enclosed by triple mirrored doors. Floating shelves. Carpeted floor covering. Front facing window fitted with curtains

### Bedroom 2

3.89m x 3.24m

Another good-sized double bedroom. Carpeted floor covering. Rear facing window fitted with a blind.

### Bathroom

2.04m x 1.80m

Fitted with a white 3-piece suite comprising; WC; wash hand basin with taps. Storage cupboard under the basin. Bath with taps and electric shower and glazed shower screen over the bath. Ceramic tiling to dado rail height. Ladder towel radiator. Extractor fan. Mirrored bathroom cabinet. Vinyl floor covering. Rear facing frosted glazed window.

### Lounge

4.56m x 3.92m

The bright and spacious Lounge has a wall mounted electric fire. Purpose built cupboard houses the electric meter and fuse box. Carpeted floor covering. Front facing window fitted with a blind. Door gives access into the Breakfasting Kitchen.

### Breakfasting Kitchen

4.19m x 3.05m

Fitted with a selection of base and wall units, contrasting worktops with splash back above. 1.5 basin stainless steel sink top with mixer tap. Integrated electric oven, combination oven, gas hob with chimney style cooker hood above. Spaces for the tumble dryer and the fridge/freezer both items are to be included in the sale. Breakfast bar. Space for a washing machine. Laminate tiled flooring. Rear facing window fitted with a blind. UPVC exterior door gives access out to the rear.

### Garden

To the front of the property a stone chipped area allows for ample off-street parking. Double vehicular gates giving access round to the rear. To the rear of the property there are grassed and stone chipped areas. Decked area. Wooded garden shed. Further off-street parking. A wooden gate allows access out onto the rear lane.

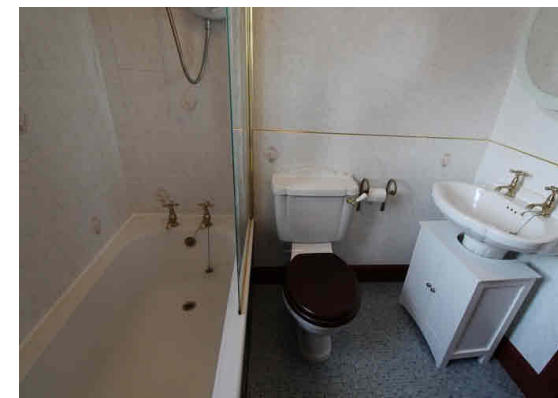
### Garage

6.70m x 3.04m

The wooden garage with power and light has double wooden vehicular doors.

### Important Information

The fridge/freezer and tumble dryer are included in the sale. All other items which remain in the property are included in the sale. The property is fitted with a Smart Meter and Hive Central Heating Controls.







## VIEWING

By contacting our Buckie Office on (01542) 831307

Amicable House  
252 Union Street  
Aberdeen  
AB10 1TN  
† 01224 621620  
f 01224 622621

The Old Bank Buildings  
Balmellie Street  
Turriff  
AB53 4DW  
† 01888 562245  
f 01888 563590

25 High Street  
Banff  
Aberdeenshire  
AB45 1AN  
† 01261 815678  
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16 East Church Street  
Buckie  
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AB56 1AE  
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