

SCHEDULE OF PARTICULARS



24 EWING CRESCENT BUCKIE AB56 1FX

SEMI-DETACHED VILLA

HALL LOUNGE DINING KITCHEN 3 BEDROOMS BATHROOM GUEST WC

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN TIMBER SHED

GAS CENTRAL HEATING

OFFERS OVER £160,000

This is an ideal family home set in the popular Springfield 'Inchgower' development in Buckie. The house is well presented having been completed only 4 years ago. The property has a welcoming hall which leads into the spacious 'L' shaped open plan family living area. There are patio doors leading from the dining area to the back garden for outside entertaining. The bright modern styled kitchen has white coloured units with complementary worktops. Downstairs there is also a shower room. Upstairs there are 3 good-sized bedrooms and the family bathroom. There is an easy to maintain garden and off-road parking for several vehicles.

Buckie has strong links to the sea with its fishing and boat building heritage. It still has a busy harbour and beaches. This property would appeal to an active family as there are lots of outdoor activities available in the area including sailing, golf, cricket and football. There are also hill walking, fishing and mountain biking close by. It is a popular town with hotels, guest houses, primary and secondary schools, bowling greens and children's recreation parks. There are also several sports and activities at the popular leisure centre. Elgin is approximately 17 miles away with Aberdeen approximately 62 miles.

The accommodation comprises:

DOWNSTAIRS

The front door opens into a spacious, welcoming hall.

HALL

There is an under-stair cupboard ideal for storage. Vinyl flooring.



SHOWER ROOM

1.87 x 1.68

White coloured WC, wash hand basin and shower with sliding door. Partially tiled walls.
4 x down lighters. Vinyl flooring.



LOUNGE

4.41 x 3.21

Window looking to the front. Open plan living area leading to the dining room and kitchen. Vinyl flooring.



DINING KITCHEN

3.65 x 2.31

Large open plan Dining Kitchen. To the dining area there are patio doors leading to the rear garden which provides ideal space for outside entertaining. In the kitchen are there are a comprehensive range of floor and wall units with complementary worktops. Built-in fridge freezer, washing machine and dishwasher. Wall mounted gas boiler. Gas Hob. Double oven/grill. Chrome coloured extractor fan. 1 ½ bowl stainless steel sink and drainer. 4 x down lighters. Window looking to the back garden.



UPSTAIRS

The carpeted stair leads to the upper landing.

LANDING

There is a built-in cupboard. Hatch to attic space.

DOUBLE BEDROOM 1 (front)

3.13 x 2.96

Window looking to the front. Double wardrobe with sliding mirrored doors. Fitted carpet.



DOUBLE BEDROOM 2 (rear)

3.30 x 2.91

Window looking to the rear. Double wardrobe with sliding mirrored doors. Fitted carpet.



BEDROOM 3

2.90 x 2.27

Window to the rear. Fitted carpet. Built-in cupboard.



BATHROOM

2.63 x 1.90

Spacious family bathroom with a white coloured suite comprising WC, sink set in a vanity unit, bath with over bath shower and shower screen. Complementary wall tiling. Vinyl flooring.



OUTSIDE. The front garden is laid out in easy to maintain gravel with a slabbed area for parking. The rear garden is fenced with a timber shed and a slabbed patio area for entertaining.



SPECIAL CONDITIONS OF SALE

The kitchen appliances are included in the sale price and are believed to be in good working order but no warranty is given.

A Home Report for the property is available on www.onesurvey.org/ or from the Selling Solicitors.

COUNCIL TAX

Band C

ENERGY RATING

Band B

ENTRY

By arrangement

VIEWING

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

PRICE

As an indication of price range Offers Over £160,000 are invited.

CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date depending on interest. Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors. Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at any time without further intimation.

The above particulars are set out as a general guide for interested parties. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.

