

Richard House
Richmond Place
Portgordon
Buckie
AB56 5QX



Offers Over £275,000

Located within a cul-de-sac turning is this roomy 4 / 5 Bedroom Detached Bungalow which benefits from lovely south/easterly facing countryside views to the rear.

The property features an En-Suite to the Master Bedroom and a Double Integral Garage.

Features

4 / 5 Bedroom Detached Bungalow

Countryside southerly/easterly views

Double Garage

Parking for 3-4 vehicles

Double Glazing

Gas Central Heating



Located within a cul-de-sac turning is this roomy 4 / 5 Bedroom Detached Bungalow which benefits from lovely south/easterly facing countryside views to the rear.

The property features an En-Suite to the Master Bedroom and a Double Integral Garage.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Kitchen, Office / 5th Bedroom, Utility Room and a Shower Room. The accommodation continues with a Master Bedroom with En-Suite, 3 further Bedrooms and a Bathroom.

Entrance Vestibule

Coved ceiling with light fitting

2 double glazed windows

Vinyl flooring

Hallway

Coved ceiling with recessed ceiling lighting and a pendant light fitting

Loft access hatch

Double radiator

Built-in double wardrobe for coats and shoes

Built-in airing cupboard

Fitted carpet

Lounge – 17'10" (5.43) x 14'6" (4.42)

A twin aspect room and benefiting from lovely southerly facing views across the neighbouring farmland

Coved ceiling with light fitting

Double glazed window to the side and a double glazed window with sliding patio door to the rear which leads out to a decked seating area and the garden

Double radiator

A newly fitted carpet

Kitchen / Family Room – 23'5" (7.13) x 14'11" (4.55) narrowing to 11'2" (3.40)

A spacious room comprising a coved ceiling with 2 ceiling light fittings

Double glazed window to each aspect of the room

2 double radiators

The kitchen area features wall mounted cupboards and fitted base units with butcher's block worktops

A ceramic 1 ½ style sink with drainer unit and mixer tap

Integrated electric hob with oven and dishwasher

The room continues with plenty of space to accommodate an American style fridge/freezer, dining table and sofa settee

Vinyl flooring

Doors lead to the Office / Bedroom 5 and the Utility room areas

Office / Bedroom 5 – 14'5" (4.39) plus a recess x 9'6" (2.89)

Currently used as a 5th bedroom, this could be utilised as a Dining Room or Office, this room adjoins the kitchen and could have the potential to be opened up to create a much larger kitchen space (subject to any planning consents that may be required)

Coved ceiling with a pendant light fitting

Double glazed window to the side

Double radiator
Fitted carpet

Utility Room – 12'2" (3.71) x 5'6" (1.67)
Coved ceiling with light fitting
Double glazed window to the side
Heated tubular design grey coloured radiator
Fitted base unit with single sink and drainer unit
Space to accommodate a washing machine
Vinyl flooring

Doors lead to the Shower Room, Integral Garage and Gardens

Shower Room – 7'2" (2.18) x 5'6" (1.67)
Coved ceiling with light fitting
Double glazed window to the side
Heated tubular design grey coloured radiator
Quadrant shower cubicle with a twin head shower unit
Pedestal wash basin
Press flush W.C
A wall mounted storage cupboard unit
Vinyl flooring

Master Bedroom with En-Suite – 11'11" (3.62) x 11'7" (3.52) plus recess and wardrobe space
Coved ceiling with pendant light fitting
Double glazed window to the rear offering countryside views
Double radiator
Built-in triple mirrored wardrobe
Fitted carpet

Bedroom Two – 9'9" (2.96) plus door recess and wardrobe space x 9'7" (2.91)
Coved ceiling with pendant light fitting
Double glazed window to the front
Double radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bedroom Three – 13' (3.96) max into recess x 9'7" (2.91)
Coved ceiling with pendant light fitting
Double glazed window to the front
Double radiator
Built-in single wardrobe
Vinyl flooring

Bedroom Four – 12'2" (3.71) x 8'10" (2.69) max and plus wardrobe space
Coved ceiling with pendant light fitting
Double glazed window to the rear offering countryside views
Double radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bathroom – 9’9” (2.96) max into the door recess x 6’11” (2.10)
 Coved ceiling with light fitting
 Double glazed window to the rear
 A tall heated towel rail
 Corner styled bath
 Floating design wash basin and press flush W.C Vinyl flooring

Gardens

The gardens are to the back and wrap around the property to one side and offer superb countryside views to the rear
 Mostly laid to lawn with some gravelled areas and a timber decked seating area which is positioned directly to the rear of the lounge patio door.
 Access gates to each side of the property lead to the driveway area
 Outside garden tap

Double Integral Garage – 19’5” (5.92) wide x 17’5” (5.31) deep
 Fitted with both power and lighting
 Twin up and over doors are to the front
 An internal door gives access directly into the Utility Room

Driveway

A spacious loc-bloc driveway which provides parking for 3-4 vehicles

Note 1

All light fittings, floor coverings & blinds are to remain.

Energy Performance Rate

Council Tax Band

Currently E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		











Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.