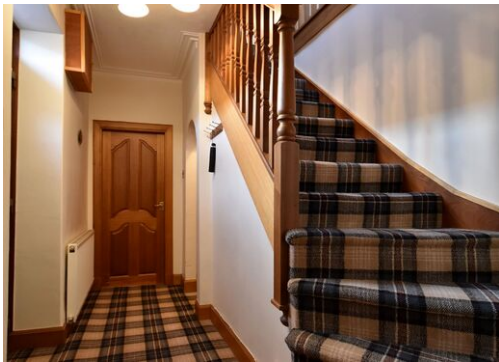


16 Richmond Place,

Buckie,

AB56 5QX



OIRO £175,000

Benefiting from stunning coastal views to the rear is this 4 Bedroom Semi-Detached House. The property offers deceptively spacious living accommodation and is within walking distance of Portgordon's Harbour, Coastline & Primary School

Features

4 Bedroom Semi-Detached House

Sea views across the Moray Firth

Conservatory

Rear Garden

Double Glazing

Gas Central Heating



Benefiting from stunning coastal views to the rear is this 4 Bedroom Semi-Detached House. The property offers deceptively spacious living accommodation and is within walking distance of Portgordon's Harbour, Coastline & Primary School

Accommodation comprises a Hallway, Lounge, Kitchen / Breakfast Room, Conservatory, a spacious Ground Floor Bedroom and Bathroom. The 1st floor comprises 3 further Bedrooms, one of which benefits from stunning far-reaching views out towards the Moray Firth and beyond.

Hallway

Ceiling light fitting

Single radiator

A staircase with a tartan design carpet leads to the 1st floor landing

Built-in under-stairs storage cupboard

BT socket

Tartan design fitted carpet

Doors lead to the Lounge, Ground Floor Bedroom and Bathroom

Lounge – 16'5" (5.00) x 10'9" (3.27)

Ceiling light fitting

Double glazed window to the front

Double radiator

Recessed alcove with cupboard

Satellite TV connections & a BT socket

Fitted carpet

Kitchen / Breakfast Room – 14'5" (4.39) x 10'2" (3.10) plus door recess

A twin aspect room and benefits from coastal views

Strip light ceiling fitting

Double glazed window to the side and rear

Double radiator

A range of wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit and mixer tap

Integrated 5-rin gas hob, electric oven, dishwasher and fridge/freezer

Cupboard space houses a tumble dryer and washing machine (to remain)

Fitted breakfast bar area

Wood effect flooring

A door leads in to the Conservatory

Conservatory – 11'4" (3.45) x 8'10" (2.69)

Benefiting from coastal views the room comprises double glazed window to the side and rear

Wall mounted electric panel heater

A free-standing freezer to one corner which is to remain

TV aerial point

Laminate flooring

A double glazed door leads out to the Garden and a door leads through to the Bathroom

Ground Floor Bedroom – 16'4" (4.98) plus window recess x 9'7" (2.91) plus wardrobe space

A spacious room and benefiting from a sea view

Ceiling light fitting

Double radiator

Double glazed window to the front and a double glazed window to the rear offering sea views

One wall is fitted with wardrobe space with sliding mirrored doors

BT socket & TV aerial point

Fitted carpet

Ground Floor Bathroom – 13'9" (4.18) x 9'2" (2.79) plus door recess

A roomy bathroom and can be accessed either directly from the hallway or via the conservatory

Ceiling light fitting

Corner recessed bath

Shower cubicle enclosure with mains shower

Pedestal wash basin and W.C

Vinyl flooring

1st Floor Accommodation

Landing

Pendant light fitting

Double glazed Velux window to the front

Tartan design carpet

Bedroom Two – 12'5" (3.78) max into coombe and into window recess x 10'7" (3.22)

Pendant light fitting

Double glazed window to the front

Double radiator

Fitted carpet

Bedroom Three – 13'9" (4.18) into the coombe and window recess x 9'6" (2.89) plus cupboard space

Ceiling light fitting

Double glazed window to the front

Built-in storage cupboard which houses the Worcester gas boiler

Double radiator

Fitted carpet

Bedroom Four – 12'3" (3.73) x 7'8" (2.33)

Benefiting from stunning far reaching coastal views

Ceiling light fitting

Double glazed window to the rear

Double radiator

Fitted carpet

Rear Garden

A rear garden which benefits from coastal views towards the Moray Firth

Partly laid to lawn and with the remainder featuring a variety of plants and shrubs

Outside garden tap

A free-standing plastic storage shed (to remain)

An entrance gate leads to a shared access at the front of the property and to the street

Note 1

All light fittings, curtains, fitted blinds & floor coverings are to remain. Also to remain are the kitchen white goods and plastic garden store shed. Other furniture items could remain on request.

Energy Performance Rate

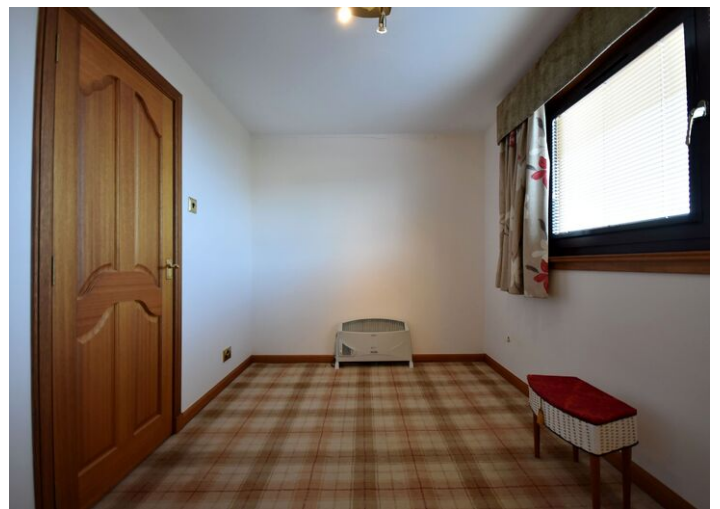
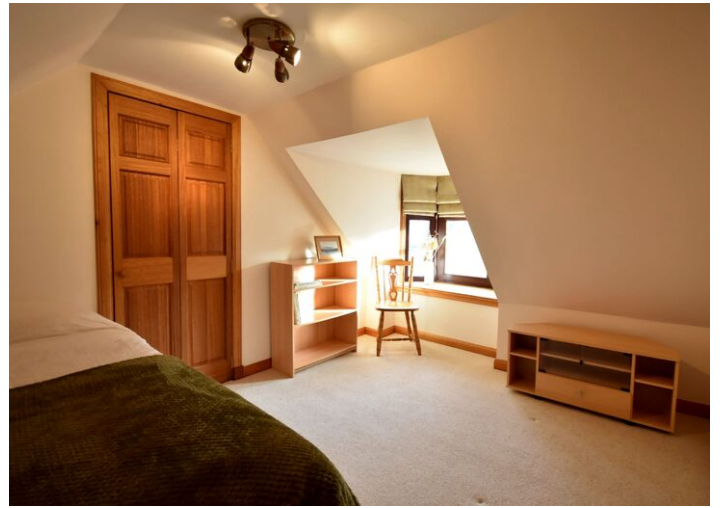
Council Tax Band

Currently A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	57
(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.