

CLUNY ESTATE AGENTS

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42 Gordon Street, Buckie AB56 1JJ



This well presented three bedroom end-terraced house is situated in an established residential area of the coastal town of Buckie and would make an ideal first-time buy, family home or investment purchase.

**END-TERRACED HOUSE
THREE BEDROOMS
FULLY RENOVATED
THROUGHOUT
REAR COURTYARD
DOUBLE GLAZING
GAS CENTRAL HEATING
COUNCIL TAX BAND B
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Around
£165,000**

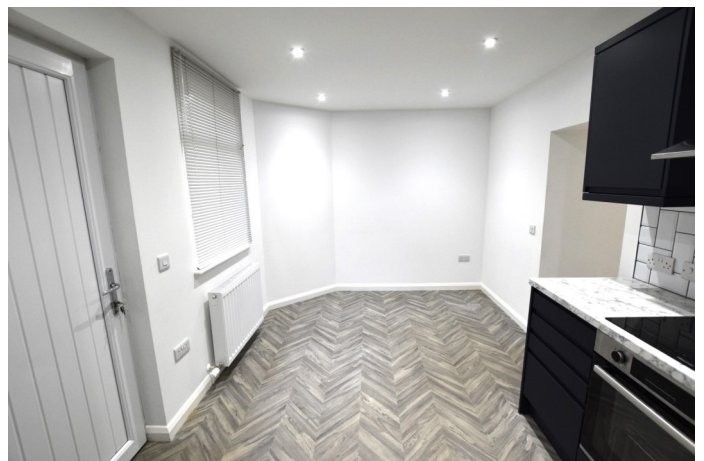
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This immaculately presented traditional three bedroom end-terraced house is situated in an established residential area within the coastal town of Buckie, which offers a full range of local amenities.

Fully renovated throughout in light neutral decor, the accommodation is set over three floors and is in walk-in condition, comprising: Hallway, living room, modern fitted kitchen/diner and newly installed bathroom to the ground floor, a landing and two bedrooms to the first floor, and a further well-proportioned bedroom to the second floor. The property also benefits from gas central heating and double glazing.

To the rear of the house is an enclosed courtyard.

With a traditional exterior but offering all the comforts of modern living on the inside, this represents an excellent opportunity for first-time buyers, families or investors and we highly recommend a viewing.



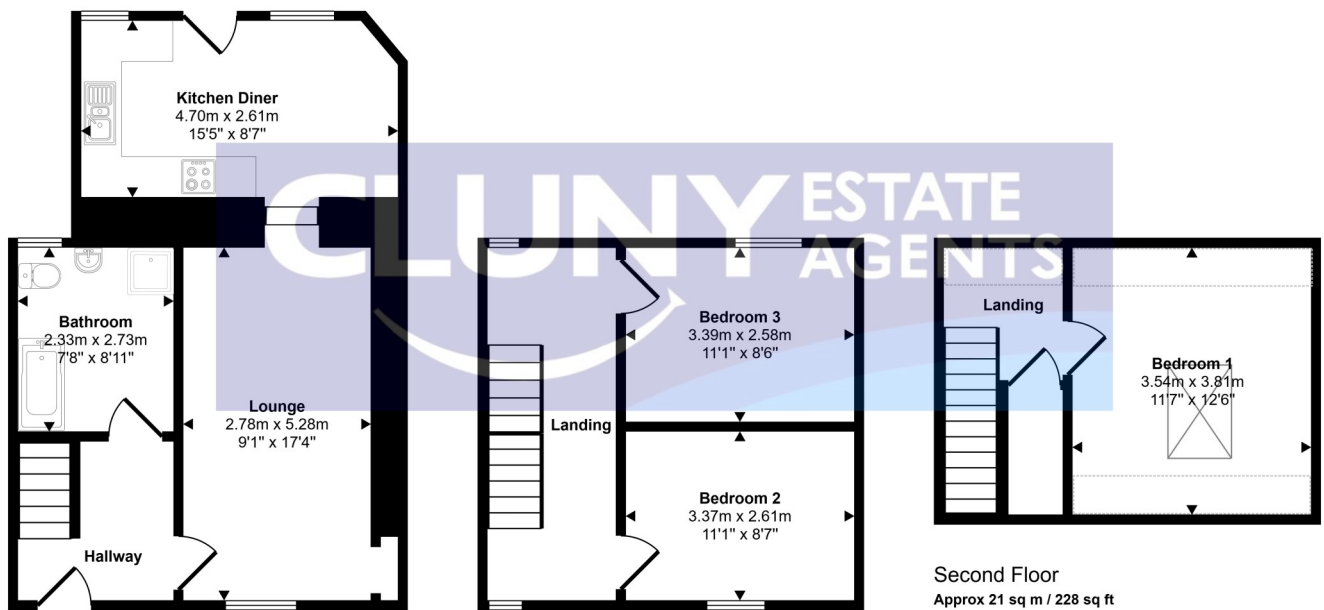


**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Living Room 2.78m x 5.28m
- Kitchen Diner 4.70m x 2.61m
- Bathroom 2.33m x 2.73m
- Bedroom 2 3.37m x 2.61m
- Bedroom 3 3.39m x 2.58m
- Bedroom 1 3.54m x 3.81m



Approx Gross Internal Area
95 sq m / 1022 sq ft



Ground Floor
Approx 45 sq m / 486 sq ft

First Floor
Approx 29 sq m / 309 sq ft

Second Floor
Approx 21 sq m / 228 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

