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2 Cathedral Street Buckpool, Buckie AB56 1QR



This traditional two/three bedroom semi-detached house is situated in a popular residential area, close to local amenities

TRADITIONAL SEMI-DETACHED HOUSE

TWO/THREE BEDROOMS

LARGE ENCLOSED REAR GARDEN WITH OUTBUILDINGS

BIOMASS HEATING

DOUBLE GLAZING

EPC RATING G

COUNCIL TAX BAND A

VIEWING HIGHLY RECOMMENDED

**Valuation
£150,000**

E725

This traditional semi-detached house is situated in a popular residential area close to local amenities. Having undergone some recent modernisation, the property still retains many original features and offers accommodation over two floors comprising: Lounge, dining room, modern kitchen, utility room, sitting room/bedroom 3, wc, refurbished bathroom with jacuzzi bath and double shower head, two further bedrooms and an attic room.

With a newly installed biomass boiler and double glazing throughout, the property benefits from a very large enclosed rear garden with several outbuildings providing ample storage. A viewing is highly recommended.





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

- Dining Room 3.49m x 3.28m
- Kitchen 3.60m x 2.80m
- WC 1.53m x 1.52m
- Lounge 3.96m x 3.44m
- Sitting Room/Bed 3 3.73m x 2.54m

- Utility 3.15m x 2.76m
- Attic Room 3.42m x 2.87m
- Bedroom 1 3.65m x 2.71m
- Bathroom 2.87m x 1.91m
- Bedroom 2 3.67m x 3.35m



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.