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## Westwood Croft, Clochan, Buckie AB56 5HX



This three bedroom detached property in a rural setting enjoys beautiful countryside views and would make an ideal family home.

**DETACHED HOUSE  
THREE DOUBLE BEDROOMS  
0.8 ACRE GARDEN GROUNDS  
PARKING AREA  
PRIVATE SEPTIC TANK  
PRIVATE WATER SUPPLY  
AIR SOURCE HEATING  
DOUBLE GLAZING  
EPC RATING C  
COUNCIL TAX BAND E  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£350,000**

**E941**

This three bedroom detached property is situated in a rural location in Clochan, just a short drive from Buckie.

In walk-in condition, the accommodation comprises: Hallway, open plan kitchen/living room with multi-fuel stove which can also heat the radiators, bedroom, utility room, WC and boiler room, which houses the heating controller module and hot water tank. Upstairs is a living room with balcony offering beautiful countryside views, bedroom with dressing area and en suite shower room, and one further bedroom. The property benefits from air source central heating and double glazing. There is a private water supply and drainage is via a private septic tank within the garden grounds.

With a gravel driveway/parking area, the garden grounds consist of a mainly grassed area with a patio, with the forest edge and access track forming part of the boundary.

This would make an idyllic family home and we highly recommend a viewing.



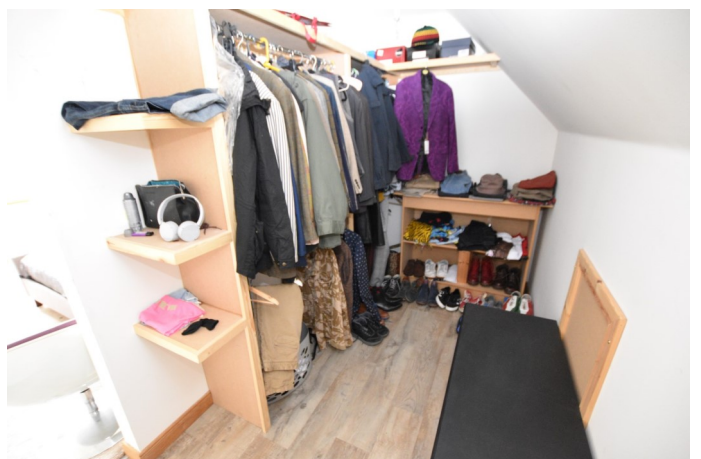




















**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Kitchen/Diner 7.11m x 5.22m
- Utility 3.60m x 1.97m
- Bathroom 2.77m x 2.31m
- Boiler Room 2.77m x 1.87m
- Bedroom 2 3.92m x 3.39m
- Lounge 5.71m x 5.45m
- Bedroom 3 3.41m x 3.16m
- Bedroom 1 5.41m x 3.41m
- En Suite 3.41m x 1.84m



#### 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.