



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**113 High Street, Buckie, AB56 1BB**  
**Offers over £260,000**

Spacious detached bungalow nestled in the heart of the town of Buckie. The property is located within easy walking distance to the towns primary school, public transport, supermarket and other local amenities. The accommodation comprises entrance, hallway, lounge, dining kitchen, 3 double bedrooms (one with en-suite shower room), family bathroom, conservatory and a utility room. The property further benefits from double glazing, gas central heating, front and rear gardens, large driveway and a integral single garage.

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### Entrance/Vestibule

Entrance door; laminate flooring; wall light fitting; cupboard houses fuse box and electric meter.

### Hallway

Storage cupboards; built-in double cloak cupboard; fitted carpet; ceiling light fittings; hatch with Ramsay ladder to partially floored loft space.

### Lounge

19'8" x 14'1" (6.01m x 4.31m)

Bay window to front; window to side; fitted carpet; wall light fittings; fireplace with electric fire.

### Dining Kitchen

20'8" x 13'10" (6.30m x 4.24m)

Window to rear and side, fitted kitchen; integrated hob; fridge/freezer and dishwasher; built in double oven; cooker hood, built-in storage cupboard; space for kitchen table; vinyl flooring and fitted carpet; ceiling and florescent light fitting.

### Conservatory

13'8" x 9'2" (4.18m x 2.81m)

Glazed on three sides; French doors; carpet; wall light fitting; sockets.

### Bedroom 1

14'1" x 10'11" (4.30m x 3.33m)

Window to rear; built-in double wardrobe and a built-in triple mirrored wardrobe; fitted carpet; ceiling light fitting.

### En-Suite

8'9" x 5'4" (2.67m x 1.63m)

Frosted window to rear; WC, vanity mounted sink, recessed shower cubical with mains shower; built in storage; fitted carpet; ceiling light fitting.

### Bedroom 2

10'0" x 9'6" (3.07m x 2.92m)

Window to front; built-in double wardrobe; fitted carpet; ceiling light fitting.

### Bathroom

10'11" x 5'7" (3.34m x 1.72m)

Frosted window to rear; bath with shower over; WC; sink; vanity unit; fitted carpet; ceiling light fitting.

### Bedroom 3

10'0" x 9'8" (3.07m x 2.95m)

Window to front; built-in double wardrobe; fitted carpet; ceiling light fitting.

### Utility Room

Window to rear; door to rear garden; sink; vinyl flooring; ceiling light fitting; washing machine; tumble dryer.

### Garage

Integral single garage; power; ceiling light fitting; door and window to rear.

### Outside

Generously sized front and rear gardens with large tarmacked driveway. The front garden is mainly laid to lawn and the rear garden benefits from a large vegetable patch, fruit trees and a garden shed.

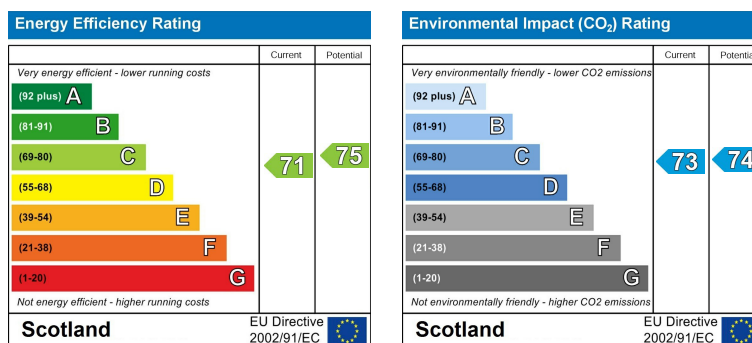
### Notes

Included in the asking price is all carpets & fitted floor coverings, all curtains & blinds, all light fittings, all bathroom and en-suite fittings, the double oven, integrated hob & hood, integrated dishwasher & fridge freezer in the kitchen, all other white goods and the garden shed, rotary clothes dryer in the garden.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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