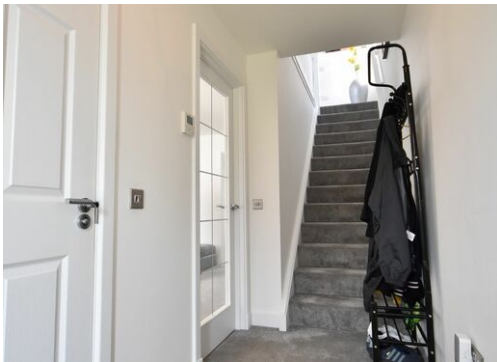


29 Seafield Circle,

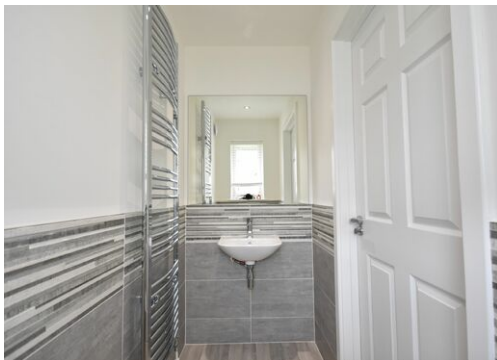
Buckie,

AB56 5AD



Offers Over £225,000

Located within the Inchgowrie Development by Springfield Properties in Buckie is this modern 3 Bedroom Semi-Detached House which benefits from a Sun Lounge Extension, Master Bedroom with En-Suite Shower Room and its Own Driveway.



Features

Modern 3 Bedroom Semi-Detached House

Sun Lounge

En-Suite Shower Room

Own Driveway for 2 vehicles

Gas & Air Source Hybrid Central Heating

Double Glazing

Located within the Inchgowrie Development by Springfield Properties in Buckie is this modern 3 Bedroom Semi-Detached House which benefits from a Sun Lounge Extension, Master Bedroom with En-Suite Shower Room and its Own Driveway.

Accommodation comprises a Hallway, Ground Floor Cloakroom W.C, Lounge, Kitchen / Diner and a Sun Lounge. The 1st Floor comprises a Landing, Master Bedroom with EN-Suite Shower Room, 2 further Bedrooms and a Bathroom.

**Modern 3 Bedroom Semi-Detached House
Sun Lounge
En-Suite Shower Room
Own Driveway for 2 vehicles
Gas & Air Source Hybrid Central Heating
Double Glazing**

Entrance to the Property is via front door with double glazed frosted window leading to:

Hallway

Pendant light fitting
Single radiator
A carpeted staircase leads up to the 1st floor landing
Grey coloured fitted carpet

Ground Floor Cloakroom W.C – 6'7" (1.99) x 3'5" (1.06)

Recessed ceiling lighting
Double glazed frosted window to the front
Heated tall chrome style towel rail
Part tiled walls
Floating design wash basin with mixer tap
Press flush W.C
Vinyl flooring

Lounge – 17' (5.18) max into window recess x 12'11" (3.94) max

Ceiling light fitting
Double glazed window to the front
Double radiator
Sky connection to the room
Grey coloured fitted carpet

A door leads through to the Kitchen / Diner

Kitchen / Diner – 16'8" (5.08) max x 9'5" (2.86)

Recessed ceiling lighting and pendant light fitting
Double glazed window to the rear
Double radiator
The kitchen comprises a range of gloss finish cupboards and fitted base units
Integrated Zanussi appliances include an electric induction hob, oven, microwave, dishwasher, washing machine and fridge/freezer
Space to accommodate a dining table within the room
A generous sized storage cupboard to one corner
Vinyl flooring

Sun Lounge – 12'2" (3.71) x 10' (3.05) max into window recess

Pendant light fitting
Double glazed windows to all aspects
Double radiator
T.V point
Vinyl flooring

Double glazed double doors lead out to the garden

1st Floor Accommodation

Landing

Ceiling light fitting and loft access hatch
Double glazed window to the side
Single radiator
Built-in shelved storage cupboard
Grey coloured fitted carpet

Master Bedroom with En-Suite Shower Room – 10'4" (3.15) plus wardrobe space x 9'2" (2.79)

Pendant light fitting
Double glazed window to the rear which does offer some partial sea views above the rooftops towards the Moray Firth
Double radiator
Built-in wardrobe
Grey coloured fitted carpet

En-Suite Shower Room – 7'4" (2.23) max into cubicle and recess x 4'11" (1.49)

Recessed ceiling lighting
Tall chrome style heated towel rail
Shower cubicle enclosure with mains shower
Floating design vanity unit with a recessed wash basin and Press flush W.C
Vinyl flooring

Bedroom Two – 8'1" (2.46) widening to 9'1" (2.76) into door recess x 8'5" (2.56) plus wardrobe space

Pendant light fitting
Double glazed window to the front
Single radiator
Built-in double wardrobe
T.V point
Grey coloured fitted carpet

Bedroom Three – 8'11" (2.72) plus wardrobe space x 8'1" (2.46)

Ceiling light fitting
Double glazed window to the front
Single radiator
Built-in wardrobe
Grey coloured fitted carpet

Bathroom – 6’9” (2.04) max x 7’1” (2.15)

Recessed ceiling lighting
Double glazed frosted window to the rear
Tall heated chrome style towel rail
Fitted bath with shower screen and mains shower
Floating design vanity unit with recessed wash basin
Press flush W.C with concealed cistern
Vinyl flooring

Garden

An enclosed rear garden with paved seating area
The remainder is laid to lawn with fenced boundaries
Metal garden shed is to remain
A side entrance gate leads to the Driveway

Driveway

Own driveway providing parking for 2 vehicles

Note 1

All fitted blinds, floor coverings and light fittings are to remain. The garden shed is also to remain.

Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			90
(69-80) C	80		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			











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.