

3 The Mews  
Mains of Buckie  
Buckie  
Moray  
AB56 4AA



**Fixed Price £185,000**

2 Bedroom Terraced Steading Conversion on a corner plot position

## Features

Electric Fischer Heating

Double & Triple Glazing

Garage

Timber Built Summer House



Accommodation comprises on the Ground Floor a Hallway, Lounge, Kitchen & Ground Floor Cloakroom. The First Floor Accommodation comprises a Landing/Study Space, 2 Bedrooms, a Shower Room & a Laundry/Utility Room.

Access to the Property is via a Composite Front Entrance Door with double glazed frosted window which leads into the Hallway

#### Hallway

Coved ceiling with a ceiling light fitting

A carpeted staircase with carpet bars leads up to the First Floor Landing

Laminate flooring

Lounge: 16'10" into window recess & plus door recess x 15' (5.13 x 4.57)

Coved ceiling with a ceiling light fitting

Triple glazed Bay window to the side aspect & a triple glazed window to the front aspect

Fischer heater

Laminate flooring

Kitchen: 19'1" plus recess x 11'7" reducing to 8'4" (5.81 x 3.52 reducing to 2.54)

3 ceiling light fittings

Internal window

A rear entrance door leads out to the Garden

Fischer heater

Wall mounted cupboards & fitted base units with quartz affect worktops & matching splashbacks with a 1 ½ style sink with drainer unit & multi-function tap

Integrated electric hob, overhead extractor hood, electric oven & microwave

Space to accommodate a dishwasher & a fridge freezer

2 built-in cupboards

Space within the room to accommodate a dining table

Vinyl flooring

#### Ground Floor Cloakroom

Ceiling light fitting

Press flush WC

Corner wash handbasin with mixer tap

Tiled flooring

#### Staircase

Fischer heater to the half landing

Landing/Study Space: 16' maximum x 6'2" reducing to 5'3" (4.88 x 1.87 reducing to 1.59)

Ceiling light fitting & a recessed ceiling light

Double glazed Velux windows

Loft access hatch

Fitted desk & cupboard units

Fitted carpet

Bedroom 1: 14'8" maximum x 12'2" reducing to 9'9" plus wardrobe space (4.47 x 3.71 reducing to 2.96)

Ceiling light fitting

Double glazed window to the side aspect

Double glazed Velux window to the front aspect

Fischer heater  
Fitted wardrobe space & cupboard storage space  
Laminate flooring

Bedroom 2: 12'8" x 8'2" (3.86 x 2.49)  
Pendant light fitting & a wall mounted light fitting  
uPVC double glazed window with integral blind  
Fischer heater  
Laminate flooring

Spacious Shower Room: 9'1" x 6'10" (2.76 x 2.07)  
uPVC double glazed Velux window  
Heated electric towel rail  
Double walk-in shower cubicle with mains shower & wet wall finish within  
Vanity unit with twin sinks with mixer taps & integrated water jet toothpicks  
Fitted cupboard & drawer space  
Press flush WC with concealed cistern  
Swivelled mirrored vanity unit  
Part wet wall finish to the walls  
Vinyl flooring

Laundry/Utility Cupboard: 8'2" x 3'6" (2.49 x 1.06)  
Pendant light fitting  
Space to accommodate a washing machine & a tumble dryer  
Electric water heater located within  
Vinyl flooring

Garden  
Paved pathway with space for a table & chairs  
Outside Garden Tap

Garage  
Block of 5 garages, 1 of which belongs to number 3

Front Garden  
Wrap around style garden  
Timber Built Summer House to the front  
Mostly laid to lawn with a selection of flower bed features & borders

Note 1  
All light fittings except those to the Lounge & Bedroom 1, floor coverings & blinds are to remain.

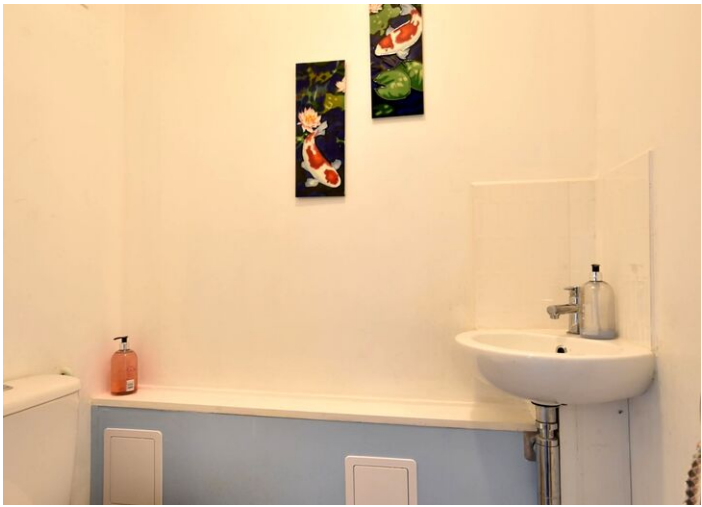
# Energy Performance Rate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# Council Tax Band

Currently C











**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.