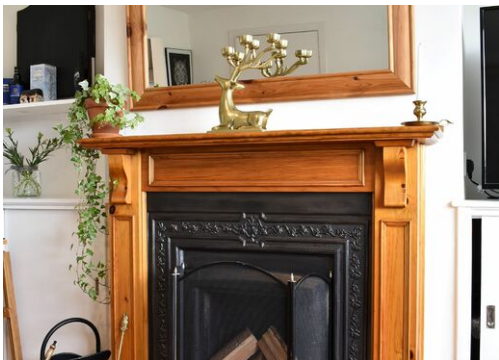


6 Binview Terrace
Enzie
Buckie
Moray
AB56 5BR



Offers Over £90,000

1 Bedroom End Terraced Bungalow located in a Semi-Rural Location and benefiting from countryside views. The property features a good sized enclosed rear garden and is located adjacent to woodland walks.

Features

- 1 Bed End-Terrace Bungalow
- Semi-rural location
- Oil Central Heating
- Double Glazing
- Open Fireplace to the Lounge

Accommodation comprises a Hallway, Lounge, Kitchen, Rear Hallway, Bedroom & a Shower Room

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

Hallway

Pendant light fitting

Single radiator

Exposed varnished floorboards

Lounge: 13'3" x 12'5" (4.03 x 3.78)

Pendant light fitting

Double glazed window to the front aspect countryside views

Single radiator

Fireplace surround with working open fire

Fitted cupboard space either side of the fireplace

Exposed varnished floorboards

An open doorway leads into the Kitchen

Kitchen: 9'6" x 6'4" (2.89 x 1.92)

Pendant light fitting

Double glazed window to the rear aspect

Wall mounted cupboards & fitted base units with roll top worksurfaces & a single sink with drainer unit & mixer tap

Space to accommodate a washing machine, free standing electric cooker & a fridge freezer

Built-in shelved storage cupboard

Vinyl flooring

An open doorway leads to a Rear Entrance Hallway

Rear Entrance Hallway

Pendant light fitting

Built-in cupboard with sliding doors

2nd built-in cupboard

Vinyl flooring

A uPVC door with a double glazed frosted window which gives access out to the Garden

Bedroom: 8'7" x 12'10" plus wardrobe space (2.61 x 3.91)

Pendant light fitting

Double glazed window to the front aspect offering countryside views

Single radiator

Built-in cupboard, wardrobe & drawer space

Exposed varnished floorboards

Shower Room: 6'4" maximum x 6'4" maximum (1.92 x 1.92)

Ceiling light fitting

Double glazed frosted window to the rear aspect

Single radiator

3 piece suite with tiled walls & mains shower within the quadrant cubicle enclosure

Vinyl flooring

Outside Accommodation

Good Sized Garden

Mostly laid to lawn with fenced boundaries

Timber decked seating area

Timber built shed

Oil tank to the rear of the Garden

External cupboard which houses the oil fired boiler

A side gate leads to the front of the property

Outside Garden tap & power point

Parking

There is on street parking layby at the front of the property. Further parking is available to the side and rear of the property with communal parking areas.

Nearby Walks

There are some lovely woodland walks at the rear of the property which take you past the old ruins of Enzie Church.

Note 1

All Light Fittings, Fitted Floor Coverings, Blinds & Curtains are to remain

Energy Performance Rate

Council Tax Band

Currently A

| Energy Efficiency Rating | | Current | Potential |
|--|----|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | 37 | | |
| (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.