




McEwan Fraser Legal

Solicitors & Estate Agents

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22 Yuill Avenue

BUCKIE, MORAY, AB56 1NX

Buckie

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Buckie is located on the coastal footpath of the Moray Firth, a short drive or evening stroll and you have a choice of either pebbled or sandy beaches where an abundance of wildlife can be seen from seals, dolphins and numerous species of birds which frequent this coastline. Buckie is a busy little place with its own working harbour and marine, it boasts numerous facilities including a leisure centre with swimming pool, two 18 hole links golf courses and two outside bowling greens. The River Spey is a short drive and is renowned for its salmon and trout fishing, the angler has a choice of rugged coastline numerous local Harbours and beaches to fish, all within a short distance of this property.

There is a choice of preschool and primary schooling within walking distance with secondary and higher education available at Buckie High School, within the town there are two major NHS facilities, hospital, banking facilities, restaurants, cafes, pubs, local shops and supermarkets. A comprehensive east coast bus network operates through Buckie.

The city of Elgin is within seventeen miles of this property providing all the amenities one would expect with modern-day city living, including superb educational and recreational facilities. The East Coast Rail Network operates through Elgin, providing a link to both Inverness and Aberdeen with Keith railway station (with free parking) being the nearest link for the town of Buckie approximately eight miles away.



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Number 22 Yuill Avenue is a spacious three bedroom semi-detached property in a popular residential area in the coastal town of Buckie. Conveniently located for pre-school, primary school and a short distance to a local store and major supermarket. This property occupies a large corner plot and is presented to the market in a walk-in condition with recent upgrades including the stylish dining kitchen with multiple wall and base mounted units, a four piece family bathroom with separate shower cubical. Further benefitting from uPVC double glazing and exterior doors with gas central heating throughout. With its convenient location, this would be a superb family home a great opportunity for a first-time purchase or potential buy to let.

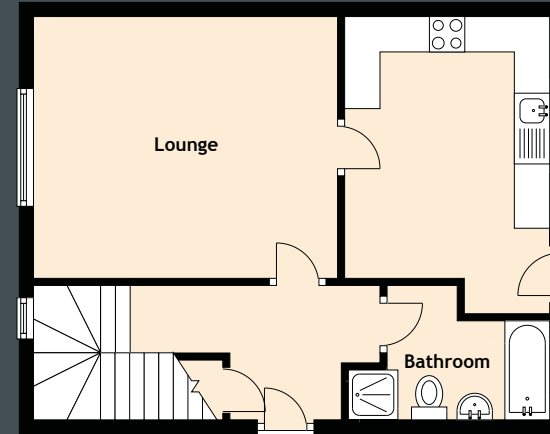
The property comprises of a hallway leading to all further accommodation, spacious lounge, fully integrated dining kitchen, four-piece family bathroom with separate shower, a carpeted stairway leading to the three double bedrooms, two of which have fitted cupboards. In addition, there are ample storage cupboards throughout the property.

Parking is available at the residential car park at the rear of the property. The spacious gardens are walled or fenced on all sides making for a fantastic pet and child-friendly environment. The gardens are laid mostly to lawn with borders used for seasonal flowers and plants. A south facing patio area accessed from the kitchen with a high perimeter wall is an ideal spot for outside entertaining and enjoying the sun.





Specifications FLOOR PLAN, DIMENSIONS & MAP

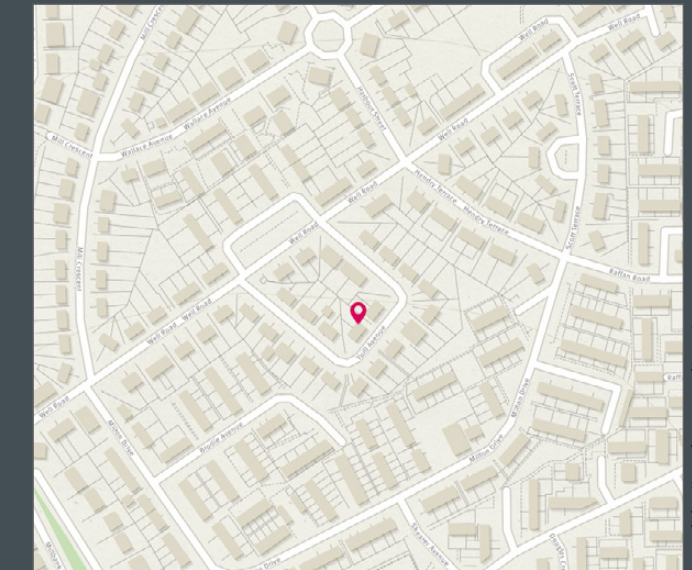
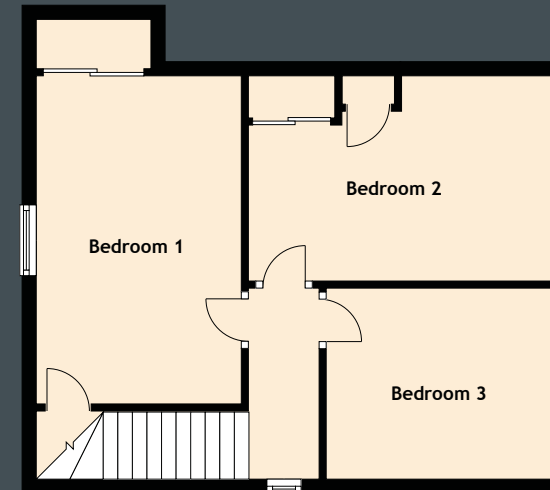


Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.70m (12'2")
Bedroom 1	4.80m (15'9") x 2.90m (9'6")
Bedroom 2	4.30m (14'1") x 2.90m (9'6")
Bedroom 3	3.20m (10'6") x 3.00m (9'10")
Bathroom	2.85m (9'4") x 0.70m (2'4")

Gross internal floor area (m²): 94m² | EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, curtains and light fittings. The garden sheds will also remain.





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**Part
Exchange
Available**

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