

# 82 High Street

BUCKIE, AB56 1BB



*Immaculate detached four-bedroom bungalow  
completed in 2015 in a coastal town and  
ideally located to all amenities*



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82 High Street has been built using the renowned Scott Frame style, which has been architecturally designed and built to the highest of specifications and provides modern-day family living over a single level. The property boasts many appealing features: fantastic decor, superior stylish fittings, furnishings and floor coverings including a superior modern kitchen open plan to the family and dining area with a central island and multiple wall and base mounted units with contrasting worktops. Further benefiting from immaculate fresh neutral decor, gas central heating and full double glazing.

A fantastic ideally located property which will suit the young family or a conveniently located bungalow for the retired couple. Early viewing is highly recommended to fully appreciate the standard of accommodation on offer, you will not be disappointed.

# THE LOUNGE



The property comprises; A vestibule leading to the spacious hall and to all other rooms. The lounge has a large bay window that floods the room with natural light. The kitchen is open plan to the family and has a dining area with French doors leading to the rear garden and patio area. The utility room off the kitchen allows access to the rear garden and integrated garage.



# THE KITCHEN/DINER





There is a master bedroom with an en-suite shower room and fitted wardrobes and a further three double bedrooms with fitted wardrobes, with the immaculate four-piece family bathroom with a Jacuzzi bath and separate shower cubical completing the spacious accommodation.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





To the front of the property, an un-gated boundary wall allows parking for multiple vehicles on the drive in front of the garage and the front garden is laid to decorative stone chip with gated access at each side of the property to the rear garden. The rear garden is laid to lawn with a high perimeter fence fully enclosed making it a safe environment for those with children or pets. A large patio area is perfect for al-fresco dining, entertaining and enjoying the afternoon sun. The integrated garage has an electrically operated up-and-over door with the added bonus of hot and cold water facilities.

# THE GARDENS





# HOUSE FLOOR PLAN & DIMENSIONS



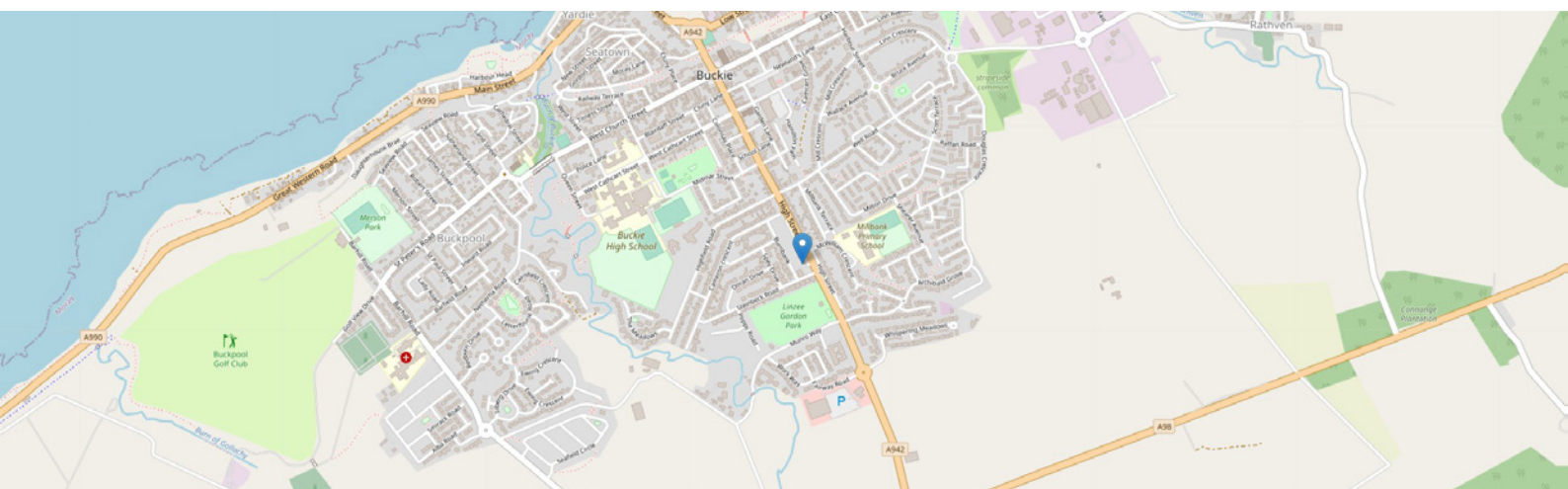
Approximate Dimensions (Taken from the widest point)

Porch	2.10m (6'11") x 1.70m (5'7")
Lounge	5.20m (17'1") x 5.20m (17'1")
Kitchen/Diner	7.40m (24'3") x 5.10m (16'9")
Utility	2.90m (9'6") x 1.60m (5'3")
Bedroom 1	3.80m (12'6") x 3.70m (12'2")
En-suite	2.50m (8'2") x 1.20m (3'11")
Bedroom 2	3.80m (12'6") x 3.60m (11'10")
Bedroom 3	3.10m (10'2") x 2.40m (7'10")

Bedroom 4	3.60m (11'10") x 2.90m (9'6")
Bathroom	3.60m (11'10") x 1.90m (6'3")
Garage	5.27m (17'3") x 3.18m (10'5")

Gross internal floor area (m<sup>2</sup>): 144m<sup>2</sup> (162m<sup>2</sup> including garage)  
EPC Rating: B

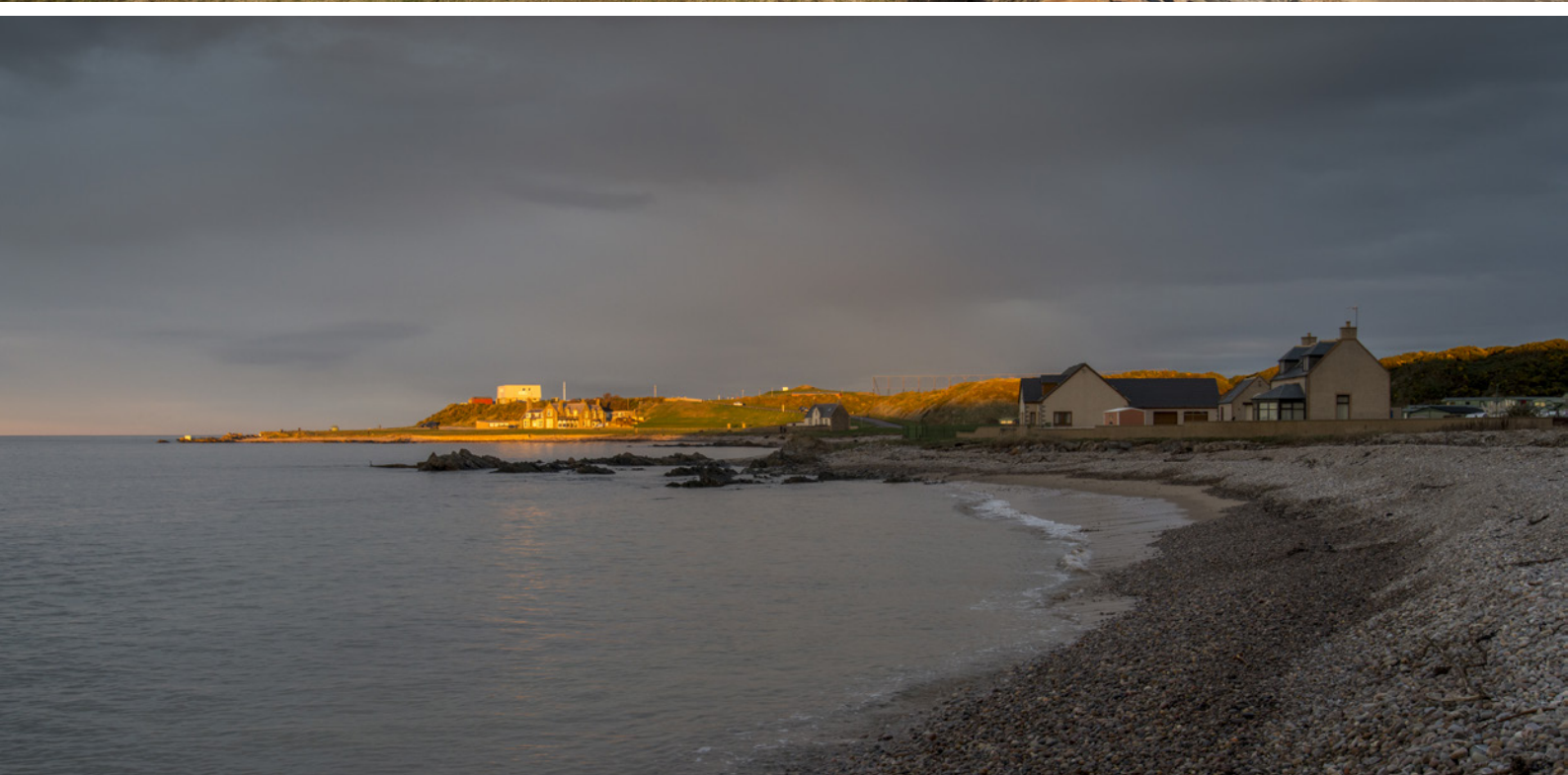
Extras (Included in the sale): All fitted floor coverings, blinds, curtains, light fittings and garden shed are included in the sale unless otherwise stated.





# THE LOCATION

Conveniently located in a popular residential area in the upper part of Buckie a short distance to the town centre and all the amenities you would expect to find in a vibrant seaside town. Buckie is a small fishing town on the coastal footpath of the Moray Firth. Just 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 the Moray Coastline. The town of Buckie is a busy little place with its own working harbour, it boasts numerous leisure facilities including a leisure centre with a swimming pool, two full-size links golf courses and two outside bowling greens.







The River Spey is on your doorstep, renowned for salmon and trout fishing more locally and you have numerous beaches, a rugged coastline and local harbours to fish. There is a choice of preschool and primary schooling facilities with secondary education available at Buckie High School. There are also two major NHS facilities within the town: a small hospital, banking facilities, restaurants, cafes, pubs, local shops and supermarkets.

A comprehensive east coast bus network operates through Buckie, with the city of Elgin approximately 17 miles to the west with 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 8 miles to the south. National and International flights are available from both Aberdeen and Inverness airports.



  
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