





BUCKIE

MORAY

AB56 1HX

No 6 and No 6a East Carlton Terrace are located in a popular residential area of Buckie, close to the town centre and conveniently located within walking distance to several local amenities.

The town of Buckie sits right on the coastal footpath of the Moray Firth where you have the choice of spectacular walks on pebbled and sandy beaches, whilst enjoying the abundance of wildlife that frequent this rugged coastline from dolphins to seals and numerous species of birds.

Buckie is a busy little town with its own large working harbour. The local area boasts numerous leisure facilities including a leisure centre with swimming pool, two links golf courses and two outdoor bowling green's. The River Spey is right on your doorstep and is famous for its salmon and trout fishing there are also numerous rivers, rugged coastline and local harbours to fish.

There is a choice of pre-school, primary and secondary education facilities, together with two major NHS health facilities within the town. Several banking options with restaurants, pubs, local shops and supermarkets which can all be found in and around the town centre. A comprehensive East Coast bus network operates through Buckie.

The main East coast Rail network operates through Keith (8 miles South of Buckie) to Inverness and Aberdeen both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.

6 EAST CARLTON TERRACE

BUCKIE, MORAY, AB56 1HX

6 and 6a East Carlton Terrace was previously one traditional stone and slate built property that has been professionally converted into two spacious self-contained properties. They are currently being sold as one but would consider selling separately.

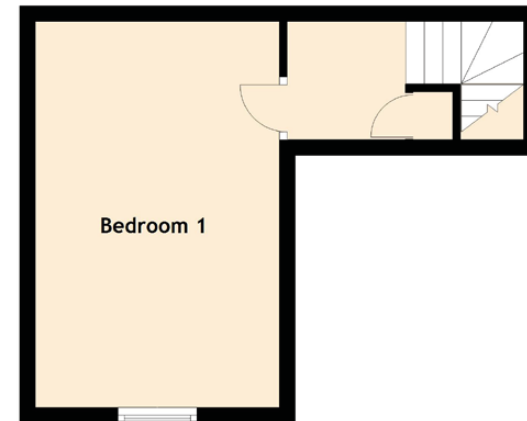
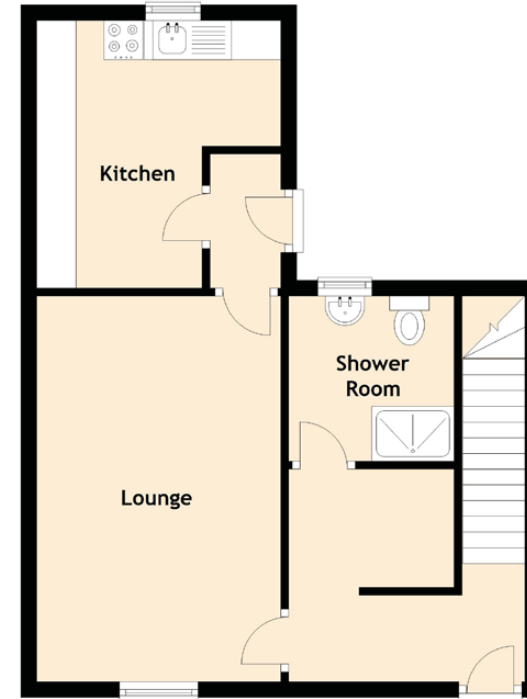
The current owner has continuously upgraded and maintained both properties whilst they have been let long term, both are now vacant but are in high demand.

6 East Carlton Terrace is a one bedroom mid terrace property offering spacious accommodation over two floors. The property further benefits from a total redecoration throughout with recent kitchen upgrades, new floor coverings, new economical electric heating system, full uPVC double glazing and recently fitted external doors.

The property comprises of a hallway with large storage area, a spacious lounge leading to the recently fitted dining kitchen with access to the rear garden, three piece shower room, and carpeted staircase to the large double bedroom.



LOCATED IN
A POPULAR
RESIDENTIAL
AREA OF
BUCKIE



FLOOR PLAN, DIMENSIONS & MAP

SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.10m (10'2")
Kitchen	3.40m (11'2") x 3.30m (10'10")
Bedroom 1	4.90m (16'1") x 3.10m (10'2")
Shower Room	2.10m (6'11") x 2.10m (6'11")

Gross internal floor area (m²): 63m² | EPC Rating: G

Extras (Included in the sale): All floor coverings, blinds, curtains; light fittings are included in the sale price. Other electrical items and soft furnishings are available by separate negotiation.

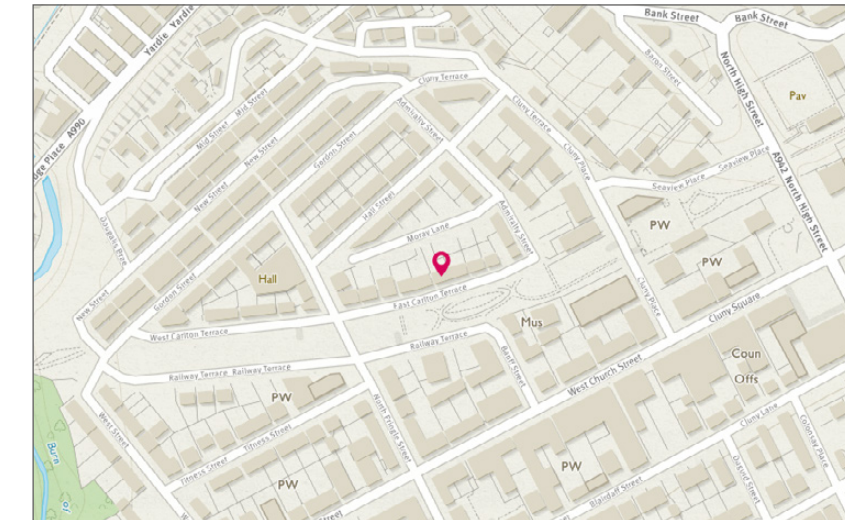


Image credit: <https://www.edinboro-surveys.co.uk/emap/>

6^A EAST CARLTON TERRACE

BUCKIE, MORAY, AB56 1HX

6a East Carlton Terrace is a two bedroom end terrace property offering spacious living accommodation over two floors. The property has been recently upgraded and benefits from a total redecoration throughout with full UPVC double glazing and gas central heating.

The property comprises of a hallway leading to all further accommodation, spacious bright lounge and a dining kitchen with multiple wall and base mounted units. A carpeted staircase leads to a split level landing with a large bathroom with shower over the bath at the rear and two double bedrooms at the front of the property.

With their walk-in condition and superb location, this would be a fantastic first-time purchase, but with rental prices on the increase, a fantastic investment property. Early viewing is a must to fully appreciated the potential that these properties offer.

On-street free parking is available immediately in front of the property. Both properties have spacious rear gardens that are still currently work in progress. Both gardens are accessed from the gated side entry (No 6 can also enter their garden from the kitchen). Both have perimeter walls and/or fencing and No 6 has a garden shed which is included.





FLOOR PLAN, DIMENSIONS & MAP

SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 4.30m (14'1")
Kitchen	3.50m (11'6") x 2.80m (9'2")
Bedroom 1	4.20m (13'9") x 3.30m (10'10")
Bedroom 2	3.90m (12'10") x 3.18m (10'5")
Bathroom	3.40m (11'2") x 2.80m (9'2")

Gross internal floor area (m²): 85m² | EPC Rating: G

Extras (Included in the sale): All floor coverings, blinds, curtains; light fittings are included in the sale price. Other electrical items and soft furnishings are available by separate negotiation.

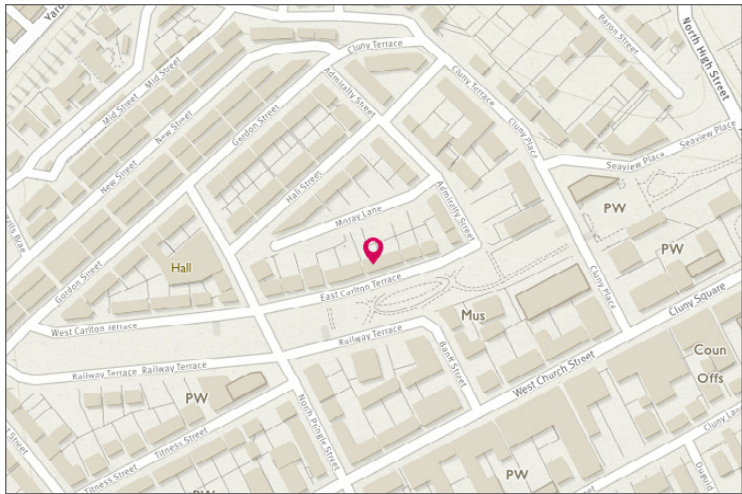
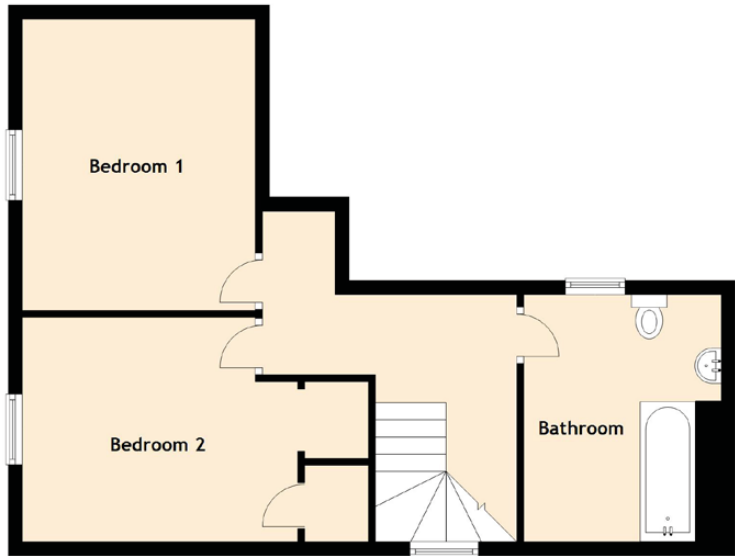


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