



44 Ewing Crescent, Buckie, AB56 1FX

Offers Over £220,000

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Nestled in the charming area of Ewing Crescent, Buckie, this delightful detached house offers a perfect blend of modern living and comfort. Built by the reputable Springfield Properties in 2014, this home boasts a contemporary design that is both stylish and functional.

Upon entering, you are greeted by a lounge and a kitchen/dining room, ideal for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed, providing ample space for relaxation and social gatherings. The property features three bedrooms, ensuring that there is plenty of room for family members or guests. The shower room and bathroom add convenience, making morning routines a breeze. The property further benefits from gas central heating and triple glazed windows and double glazed doors and velux.

Outside, the property benefits from parking for two vehicles, a valuable asset in today's busy world. The surrounding area of Buckie is known for its friendly community and picturesque scenery, making it an ideal location for families and individuals alike.

This home is not just a place to live; it is a sanctuary where modern comforts meet a welcoming atmosphere. Whether you are looking to settle down or invest in a property that promises both quality and convenience, this house on Ewing Crescent is certainly worth considering. Don't miss the opportunity to make this lovely house your new home.

Entrance Hall

Front door with opaque glazed leads to the entrance hall. Doors to Lounge, Kitchen and Shower Room. Staircase to upper floor. Fitted carpet, radiator, smoke detector and light fitting.

Lounge

10'0" x 13'10" (3.07m x 4.22m)

Glass panel door from hall to the lounge. Window to the front with vertical blinds and curtains. Light fitting, radiator, fitted carpet and tv wall mount. Double glass panel doors to:-

Kitchen/Dining Room

19'11" x 7'2" (6.09m x 2.19m)

The kitchen is fitted with a range of beech base and wall mounted units with co-ordinating work surfaces and tiled splash back. Integrated induction hob with extractor hood above. One and a half bowl sink and drainer beneath window to the rear. Integrated fridge freezer, oven and microwave. Plumbing for washing machine. Under unit lighting, spot light fittings, heat detector and laminate flooring.

The dining area has french doors to the rear garden, fitted carpet and a radiator. Ample space for dining table and chairs.

Shower Room

5'10" x 5'3" (1.78m x 1.61m)

Well-appointed shower room fitted with three piece suite comprising corner shower cubicle, wash hand basin and WC. Tiling to floor, in the shower area and to dado height on remaining walls. Chrome towel rail radiator and recessed down lighters.





Upper Floor

Carpeted staircase with window to the front, leads to the upper floor. Hatch to loft space, radiator and pendant light. Cupboard with shelving. Doors to all bedrooms and bathroom.

Bathroom

5'7" x 8'2" (1.71m x 2.51m)

Contemporary bathroom fitted with a bathw with mains shower over head and shower screen in place, wash hand basin set in vanity unit and WC with concealed cistern. Tiling to floor, in the bath area and to dado height on remaining walls. Velux window, chrome towel rail radiator and recessed down lighters.



Bedroom 2

9'4" x 9'8" (2.85m x 2.95m)

Bedroom with window to the rear, fitted with blinds and curtain pole. Built-in wardrobe. Fitted carpet, radiator and light fitting.



Bedroom 1

10'4" x 9'1" (3.17m x 2.79m)

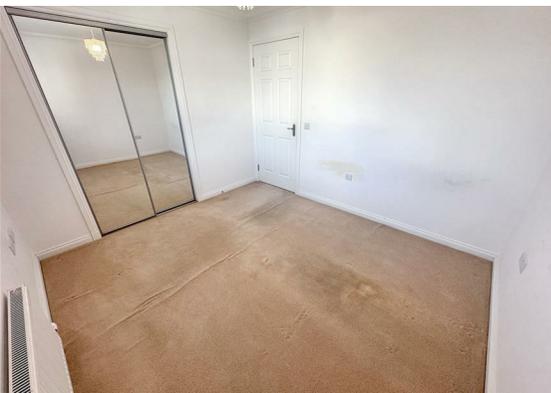
Bedroom with window to the rear, fitted with blinds and curtain pole. Built-in wardrobe. Fitted carpet, radiator and light fitting.



Bedroom 3

6'10" x 9'1" (2.10m x 2.78m)

Bedroom with window to the front, fitted with blinds and curtain pole. Built-in wardrobe. Fitted carpet, radiator and light fitting.



Outside

Easily maintained gardens to the front and rear which are laid in stone chippings and has paved paths. Lock block driveway at the side with parking for two cars. Metal shed.

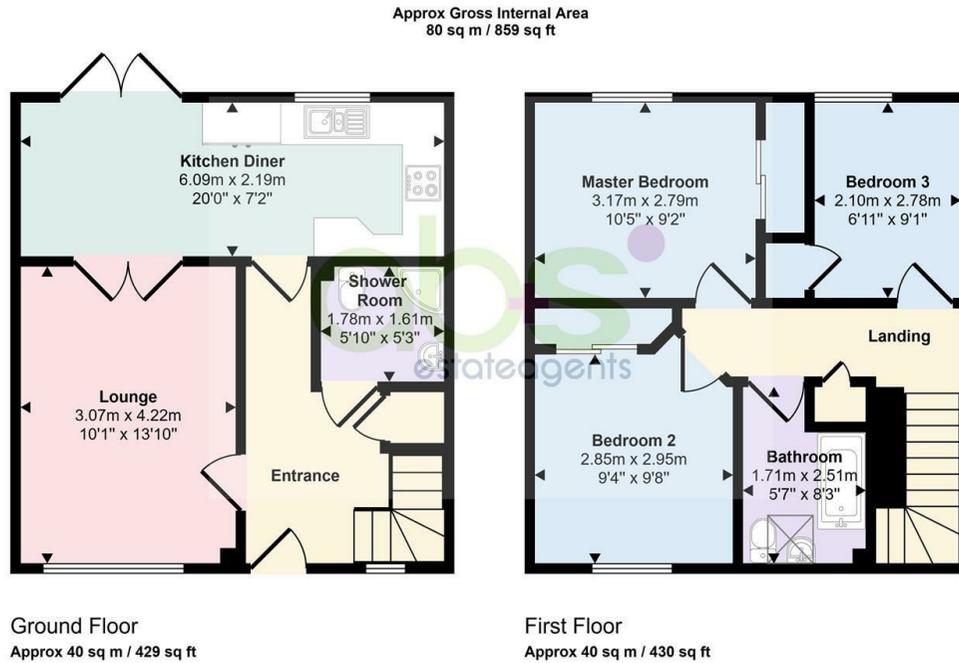


Fixtures and Fittings

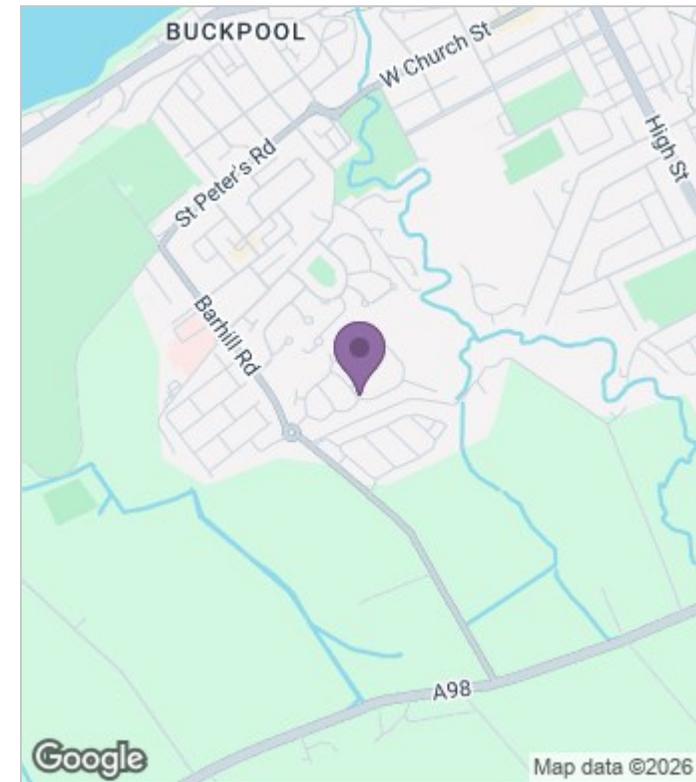
The fitted floor coverings, blinds and light fittings will be included in the sale price along with the integrated fridge/freezer, oven and hob.

Home Report

The Home Report Valuation as at November, 2025 is £220,000, Council Tax Band D and EPI rating is C.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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