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**BAY-VIEW, 43 EAST CHURCH STREET
BUCKIE, AB56 1ES**



Substantial & Spacious Semi-Detached Family Dwellinghouse

- Close to town centre & Schools. Stunning sea views.
- Many traditional features. D.G, gas C.H & wood burning stove.
- Vestibule, Hallway, 3 Public Rooms, Dining Kitchen
- Utility, Bathroom, Shower Room & 4 Double Bedrooms.
- 2 Attic Rooms. Enclosed gardens. Garage. Garden Stores.

Offers Over £335,000

Home Report Valuation £350,000

www.stewartwatson.co.uk

BAY-VIEW, 43 EAST CHURCH STREET, BUCKIE, AB56 1ES

TYPE OF PROPERTY

We offer for sale this substantial and spacious, semi-detached dwellinghouse, which is situated centrally in the coastal town of Buckie. Bay View is conveniently placed for the town centre shops, supermarkets, schools, leisure centre and amenities making it an ideal purchase for those with family. Impressive views towards the harbour and across the Moray Firth towards Lossiemouth can be appreciated from the rear facing windows and the rear garden. This home offers sizable family accommodation of spacious yet manageable proportions and benefits from double-glazing and mains gas central heating. The present owners have lovingly restored and upgraded this splendid home to a high standard being keen to retain as many of the traditional features as possible including the beautiful panelled internal doors, sweeping staircase, window panelling, stunning fireplaces, impressive ceiling plaster detailing and the working servants bells! Bay-View and its wealth of period features will certainly appeal to those seeking a fine family home with charm and character. This stunning home has been well presented and all fitted floorcoverings, window blinds and light fittings and the majority of curtains are to be included in the price leaving Bay-View in a true move in condition.

ACCOMMODATION

Vestibule

Enter through substantial wooden exterior door, with glazed name panel above into the vestibule. Purpose built corner cupboard housing the electric meter and fuse box. Traditional floor tiling. Panelled door with etched glass panels and co-ordinating side panels allowing access to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, sitting room, dining room and the rear hallway. The staircase allows access from this area to the first floor accommodation.



Lounge

5.59 m x 4.28 m

Spacious room with large, front facing bay window. Traditional wooden fire surround with tiled backing, hearth

and fireplace suitable for open fire. Beautiful hand-painted ornate ceiling cornice detail and central rose.



Sitting Room

5.59 m x 4.25 m

Spacious room, large front facing bay window with traditional wooden panelling. Recessed fireplace with wood burning stove set on a slate hearth. Substantial wooden mantle. Traditional ceiling cornice.



Dining Room

4.93 m x 4.28 m

Large rear facing bay window with traditional wooden panelling. Traditional wooden fire surround with cast iron

fireplace set on a polished hearth. Built-in cupboard with fitted shelving. Traditional ceiling cornice.



Rear Hallway

This area has doors to the hallway, dining kitchen and shower room. Double built-in cupboard with fitted shelving. Built-in under stair cupboard housing the hot water cylinder and the central heating control timer.

Dining Kitchen

4.22 m x 3.60 m

Double, rear facing window. Fitted with a quality selection of base units in an oak effect finish with solid wood countertops. Double, round bowl sinks with mixer tap. Splashback wall tiling. Double doors, allowing access to walk-in pantry with fitted shelving. **The Rangemaster cooking range is to be included in the price.**





Utility Room

4.59 m x 2.34 m

A spacious utility room with large, side facing window. Fitted countertop, inset sink and drainer unit with mixer tap. Wall mounted gas central heating boiler. Glass panelled exterior door giving access to the side of the property.



Shower Room

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and a walk-in shower. Wall tiling. Heated towel ladder radiator.



Staircase

A feature of the hallway is the sweeping staircase with a fitted carpet runner which allows access to the first floor accommodation. Large, rear facing stained glass window

on the stairway. The first floor landing has doors to all 4 bedrooms, the family bathroom and the attic stairs. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

4.30 m x 4.15 m

Spacious, double bedroom with double, front facing window. Traditional wooden fire surround with tiled backing, hearth and decorative inset fireplace. Built-in cupboard with fitted shelving.



Bathroom

2.75 m x 2.45 m

Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large bathtub. Timber wall linings to dado height. Traditional radiator with heated towel rail. Traditional radiator with heated towel rail.



Bedroom 2

4.30 m x 3.70 m

Spacious, double bedroom with rear facing window giving impressive views across the Moray Firth.



Bedroom 3

4.28 m x 4.12 m

Spacious, double bedroom with double, front facing window. Built-in cupboard with fitted shelving.



Bedroom 4

4.27 m x 3.14 m

Spacious, double bedroom with rear facing window. Wooden fire surround, tiled backing, hearth and decorative inset fireplace. Built-in understair cupboard with fitted shelving.



Attic Staircase

A staircase allows access from the first floor landing to the attic space. The attic space is floored and lined and presently split into 2 storage rooms providing excellent, easily accessible storage but provides superb potential to provide additional accommodation or study/hobby areas. **The attic accommodation has some coombed ceilings and measurements are given at widest points.**

Attic Room 1

6.94 m x 3.85 m

Rear facing bay window boasting exceptional sea views towards Lossiemouth, the Buckie Harbour and across the Moray Firth towards Caithness. Rear facing roof skylight window (single glazed). Access to eaves. Door to attic room 2.



Attic Room 2

4.21 m x 3.65 m

Rear facing roof skylight window (single glazed).

OUTSIDE

A lovely, enclosed garden lies to the front of the Bay-View, setting the property back from the street. The front garden has areas laid in grass with some mature shrubs, perennials and tree planting borders creating an abundance of colour and privacy. A wooden gate at the side of the property gives access between the front and rear garden. The rear garden is enclosed making it ideal for those with children and pets. A raised timber decking area with pergola boasts exceptional views across the Moray Firth making it ideal for watching movement from the busy harbour, spotting the famous Moray Firth Dolphins or enjoying the beautiful sunsets. Area laid in grass. A paved patio area provides a super spot for alfresco dining. Outside lighting and power points.





Garage/Workshop

Block built, L-shaped garage with workshop area, Electric, up and over door allowing car access from East Church Street. Rear facing window. Side door to the front garden. Power and light.

Outbuildings

Integral to the main house are 2 stores presently used for garden tools and for fuel for the multi-fuel stove. Wooden garden shed.

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, window blinds and light fittings and the majority of curtains. The Rangemaster cooking range in the kitchen. Wooden garden shed.

Council Tax

The property is currently registered as band E

EPC Banding

EPC=E

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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