

STEWART & WATSON

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28 REDBURN DRIVE

BUCKIE, AB56 1EW



Detached Bungalow

- Spacious accommodation in popular residential area
- Modernised home in move-in condition. D.G & gas C.H.
- Lounge, Fitted Dining Kitchen, Dining/Family Room
- Utility, Bathroom & 4 Bedrooms (1 with en-suite)
- Low maintenance gardens. Off road parking. Large Garage.

Offers Over £269,000

Home Report Valuation £280,000

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TYPE OF PROPERTY

We offer for sale this detached modern bungalow, which a large corner site within a popular residential area of Buckpool, on the western fringe of the coastal town of Buckie. The property is conveniently placed for the local shops, medical centre, schools and Buckpool Golf Course with additional shops, supermarkets and amenities being found in the town centre. This lovely home offers spacious well-appointed, single storey accommodation and benefits from full double-glazing, mains gas central heating and modern oak panelled internal doors. The property further boasts a spacious lounge, fully fitted dining kitchen which is open plan to a dining/family room, utility room, family bathroom and 4 bedrooms (1 with en-suite). The present owners have presented the property well, it has been tastefully decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price leaving this home in a true move-in condition.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Large front facing window. Built-in cupboard with hooks. Glass panelled door to the hallway

Hallway

Enter into the hallway which has doors to the lounge, dining kitchen, bathroom and all four bedrooms. Built in cupboard with fitted shelving. Built in cupboard with shelving and hooks.



Lounge

5.15 m x 4.10 m

Glass panelled door from the hallway. A spacious, bright room with large front facing window. Recessed, illuminated display alcove.



Dining Kitchen

4.21 m x 3.98 m

Glass panelled door from the hallway. Double side facing window looking onto the driveway. Fitted with a modern selection of base and wall mounted units in a cream coloured, gloss finish with walnut effect countertops.



Integrated electric hob, double oven and dishwasher. One and a half bowl sink with mixer tap. Splashback wall tiling. Glass panelled door to the rear hallway. Open plan to the sitting/family room.



Sitting/Family Room

4.80 m x 3.12 m

Open plan from the dining kitchen. Presently used as a family sitting room but providing space for use as a formal

dining room, if required. French doors allowing access to the timber decking area at the rear of the property.



Rear Hallway

This area has doors to the dining kitchen and the utility room. Glass panelled exterior door giving access to the rear garden.

Utility Room

2.82 m x 1.63 m

Rear facing window. Fitted with base units in a white gloss finish with granite effect countertop. Sink and drainer unit. Splashback wall tiling. Built in cupboard with fitted shelving and the electric meter. Ceiling hatch allowing access to the loft space.



Bathroom

3.02 m x 2.39 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate corner shower cubicle. Fitted furniture providing useful storage cupboards, drawers and enclosing the cistern. Splashback wall tiling. Wet wall panelling within the shower area. Large wall mirror.



Bedroom 1

3.57 m x 3.00 m

Double bedroom with front facing window. Double built



in wardrobe with sliding mirror doors fitted shelving and hanging rail. Door to the en suite.



En suite**2.49 m x 1.92 m**

Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle.

Fitted furniture in a grey gloss effect finish providing useful storage cupboards and enclosing the cistern. Wet wall splash back panelling.

**Bedroom 2****3.30 m x 3.02 m**

Double bedroom with rear facing window. Double built in

wardrobe with sliding mirror doors, fitted shelf and hanging rail.

**Bedroom 3****3.30 x 2.99 m**

Double bedroom with front facing window. Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail.

**Bedroom 4****3.00 m x 2.92 m**

Rear facing window. Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail. Shelved areas at either side of the wardrobe.



OUTSIDE

The property occupies a large corner site with well-maintained gardens surrounding. The garden area to the front of the property has been laid in stone chips for ease of maintenance. A tarred driveway allows access to the garage and provides off road parking. The garden area to the south side of the property has been laid in tar and block paving providing off road parking for numerous vehicles. The rear garden is enclosed and enjoys a generally westerly aspect. A raised decking area provides a super spot for entertaining and al-fresco dining. Areas laid in paving and artificial grass make this a low maintenance garden. Rotary clothes dryer. Wooden garden shed.



Garage

8.00 m x 3.66 m

Block built garage with up and over door allowing car access from the driveway at the front of the property. Rear facing window. Fitted cupboards, shelving and storage hooks. Double base unit with sink. Power and light

SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Wooden garden shed.

Council Tax

The property is currently registered as band E

EPC Banding

EPC=C

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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