

STEWART & WATSON

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3 EAST CATHCART STREET
BUCKIE, AB56 1PJ



Traditional Terraced Dwellinghouse

- Central location close to shops & schools
- Full D.G & gas C.H
- Hallway, Lounge, Fitted Kitchen (with appliances)
- Bathroom & 2 Bedrooms.
- Shared rear courtyard. Allocated shed.

Offers Over £89,000

Home Report Valuation £90,000

www.stewartwatson.co.uk

3 EAST CATHCART STREET, BUCKIE, AB56 1PJ

TYPE OF PROPERTY

We offer for the sale this traditional terraced dwellinghouse, which is situated centrally in the popular coastal town of Buckie. The property is conveniently placed for the shops, supermarkets, schools and leisure facilities. This home offers spacious, well-appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen and bathroom. The staircase allows access from this area to the first floor accommodation. Built-in understairs cupboard housing the electric and gas meters.



Lounge

3.43 m x 3.36 m

Double front facing window. Wall mounted electric fire. Recessed display alcoves each with wall lights and double, glass fronted cupboards below.



Dining Kitchen

3.37 m x 3.00 m

Rear facing window. Fitted with a selection of base and wall mounted units with marble effect countertops and co-ordinating mid-wall panelling. Integrated 5-burner gas hob,



electric oven and extractor hood. One and a half bowl sink and drainer unit with mixer tap. Glass panelled exterior door giving access to the rear courtyard.



Bathroom

1.99 m x 1.54 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted unit below the wash-hand basin providing useful storage. Splashback wall tiling. Heated towel ladder radiator.



Staircase

A lovely feature of the entrance hallway is the sweeping staircase with wooden banister and traditional balustrades which allows access to the first floor accommodation. The first floor landing has doors to both bedrooms. Large front, facing Velux style roof window. Double built-in cupboard with fitted shelf and hanging rail. Double built-in cupboard with sliding doors, fitted shelf and gas central heating boiler. **The first floor accommodation has some coombed ceilings and measurements are given at the widest points.**



Bedroom 1 **3.94 m x 3.63 m**
Double, front facing window. Fitted wardrobes with cupboards above providing useful storage, hanging space and drawers. Ceiling hatch allowing access to the loft space.



Bedroom 2 **3.74 m x 2.19 m**
Rear facing Velux style roof window. Recessed area with fitted shelf and hanging rails.



OUTSIDE

Wooden door allows access from East Cathcart Street to a shared rear courtyard located at the rear of the property. The courtyard is shared by the neighbouring properties and provides drying and bin storage space. Allocated storage shed.

SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings. The integrated kitchen appliances. Washing machine and fridge freezer.

Council Tax

The property is currently registered as band A

EPC Banding

EPC=D

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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