

# STEWART & WATSON

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## 2 ARCHIBALD COURT *BUCKIE, AB56 1FA*



### *Detached Bungalow*

- Quiet cul-de-sac within modern development
- Spacious accommodation. Full D.G & mains gas C.H
- Vestibule, Hallway, Large Lounge, Fully Fitted Dining Kitchen
- Bathroom & 3 Bedrooms (with built-in wardrobes)
- Enclosed rear garden. Off road parking spaces. Garden Store.

***Offers Over £220,000***  
***Home Report Valuation £220,000***

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## 2 ARCHIBALD COURT, BUCKIE, AB56 1FA

### TYPE OF PROPERTY

We offer for sale this detached modern bungalow, which is situated in a quiet, cul-de-sac within a popular residential area of Buckpool, on the western side of the coastal town of Buckie. The property was completed by Milne Property Developments Ltd in 2014 and offers spacious, well-appointed accommodation on one level. This home boasts full UPVC double-glazed windows and exterior doors, mains gas central heating, solar thermal panels, oak finishings and oak panelled internal doors. The present owner has presented the property well, it has been decorated in fresh neutral tones and all fitted floor coverings, curtains, window blinds and light fittings are to be included, leaving this home in a true move-in condition.

### ACCOMMODATION

#### Vestibule

Enter though glass panelled exterior door into the vestibule. Glass panelled door to the hallway.



#### Hallway

Enter into the hallway, which has doors to all of the accommodation. Built-in cupboard housing the hot water cylinder. Ceiling hatch allowing access to the loft space.



#### Lounge

5.30 m x 3.60 m

Glass panelled door from the hallway. Spacious room with large front facing bay window.



#### Dining Kitchen

5.22 m x 3.58 m

Spacious open plan kitchen diner with side facing window and rear facing French doors, which allow access to the patio area. The kitchen area has been fitted with a quality selection of base and wall mounted units in a matt grey

coloured finish with slate effect countertops and upstands. Integrated induction hob, oven, microwave, dishwasher, washing machine, fridge freezer and wine cooler. One and a half bowl sink and drainer unit with mixer tap. Ample space for dining table and chairs.



**Bedroom 1** **3.08 m x 2.93 m**  
Double bedroom with rear facing window. Triple built-in wardrobe with sliding mirror doors, fitted shelving and hanging rail.



**Bedroom 2** **2.91 m x 2.90 m**  
Double bedroom with double front facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



**Bathroom** **2.14 m x 1.88 m**  
Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted furniture in a grey coloured, wood effect finish providing useful storage cupboards and concealing the cistern. Heated towel ladder radiator. Wetwall panelling within the bath/shower area.





### Bedroom 3

2.93 m x 2.70 m

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



### OUTSIDE

The property occupies a good size site with gardens surrounding. At the front of the property areas laid in tarmac and block paving provide off road parking spaces. Paths at either side of the property allow access, via

wooden gates to the rear garden. The rear garden is enclosed and enjoys a generally southerly aspect, making it a super suntrap during the summer months. A paved patio area provides a super spot for alfresco dining. Area laid in grass. Rotary clothes dryer. Large wooden garden store. Outside light and water tap.

### SERVICES

Mains water, electric, gas and drainage. CCTV system.

### ITEMS INCLUDED

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

**Council Tax** The property is registered as band C

**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](mailto: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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