

STEWART & WATSON

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7 STEINBECK ROAD
BUCKIE, AB56 1DG



Detached Modern Bungalow

- Sought after residential area close to shops & schools
- Spacious accommodation with D.G & gas C.H
- Large Lounge, Dining Room, Fitted Kitchen, Sun Lounge
- Utility Room, Bathroom & 3 Double Bedrooms (1 with en-suite)
- Enclosed rear garden. Off road parking. Integral Garage.

Offers Over £260,000
Home Report Valuation £285,000

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TYPE OF PROPERTY

We offer for sale this detached modern bungalow, which is situated in a popular residential area of the coastal town of Buckie. The property is conveniently placed for the town centre shops, supermarkets, medical centre and schools. The property backs on to and enjoys views over the Linzee Gordon Park from the rear garden. The property was completed in 2004 to the owners' specifications and offers, spacious, well-appointed, single storey accommodation and benefits from full double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price.

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Coat hooks. Glass panelled door to the hallway.

Hallway

A welcoming hallway made bright and airy by 2 front facing Velux style roof windows. The hallway has doors to the lounge, dining room, bathroom and all 3 bedrooms.



Lounge

6.00 m x 4.47 m

Glass panelled door from the hallway. A spacious room with triple front facing window. Marble fireplace and hearth with inset, living flame style gas fire. Double glass panelled doors to the dining room.



Dining Room

4.51 m x 3.52 m

Glass panelled door from the hallway and double, glass panelled doors from the lounge. Open plan to the kitchen. Double, glass panelled doors to the sun lounge.



Sun Lounge

4.14 m x 3.58 m

A lovely room just off the kitchen and dining room with windows enjoying views over the rear garden Linzee Gordon Park. Glass panelled door giving access to the rear garden.



Kitchen

3.50 m x 3.00 m

Double rear facing window giving views over the rear garden. Fitted with a modern selection of base and wall mounted units in a light, cherry wood effect finish with gloss countertops and upstands. Integrated induction hob, electric oven, microwave, dishwasher and fridge. Features of the kitchen include deep pan drawers, corner carousel cupboards and illuminated display areas. One and a half bowl sink and drainer unit with mixer tap. Open plan to the dining room. Door to the utility room.



Utility Room

3.50 m x 1.88 m

Fitted countertop, wall shelf and base unit. Inset sink and drainer unit. Wall mounted gas central heating boiler. Ceiling hatch allowing access to the loft space. Door to the integral garage. Glass panelled exterior door giving access to the side of the property.



Bedroom 1

4.08 m x 3.64 m

Double size bedroom with double, rear facing window. Triple built-in wardrobe with sliding mirrored doors, fitted shelving and hanging rails. Door to the en-suite.



En-suite **2.26 m x 1.78 m**
Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and offset corner shower cubicle. Full wall tiling.



Bedroom 2 **4.17 m x 3.39 m**
Double size bedroom with front facing bay window.



Bathroom **3.08 m x 1.80 m**
Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Full wall and floor tiling. Heated towel ladder radiator.



Bedroom 3 **3.11 m x 2.73 m**
Double size bedroom with double, side facing window.



Garage **5.91 m x 3.39 m**
Fully lined integral garage with side facing window. An electric, sectional door allows car access from the driveway. Fitted shelving. Electric meter and fuse box. Power points and water tap.

OUTSIDE

The property occupies a good size site with gardens surrounding. A tarred driveway at the front of the property allows access to the garage and provides offroad parking spaces. Area laid in stone chips with mature shrubs. The rear garden is enclosed and enjoys open views over the Linzee Gordon Park. A paved patio area provides a super spot for alfresco dining.





SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band E

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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