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7 SEAFIELD CIRCLE
BUCKIE, AB56 5AD



Detached Modern Family Villa

- Modern development in popular coastal town
- Spacious home in move-in condition.
- Lounge, Fully Fitted Kitchen with Dining Area, Sun Lounge
- Utility, Toilet, Bathroom & 4 Double Bedrooms (1 with en-suite)
- Gardens surrounding. Integral Garage. Off road parking spaces.

Offers Over £289,000
Home Report Valuation £315,000

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7 SEAFIELD CIRCLE, BUCKIE, AB56 5AD

TYPE OF PROPERTY

We offer for sale this detached modern family villa, which is situated on the south-western fringe of the coastal town of Buckie. The property forms part of a modern residential development, boasting an open outlook at the front across farmland towards Arradoul and is close to Buckpool Golf Course, Seafeld Medical Centre and local shops. This beautiful home was completed by Springfield Properties in 2021, offering spacious, well-appointed accommodation over two floors, with full double glazing and a hybrid, air source heat pump/mains gas central heating system. The property offers a welcoming entrance hallway, large lounge, fully fitted kitchen with family dining area, sun lounge, utility room and cloakroom toilet on the ground floor and master bedroom with en-suite shower room, 3 further double bedrooms and a family bathroom on the first floor. This property has been decorated in fresh neutral tones and all fitted floor coverings, curtains, window blinds and light fittings are to be included in the price leaving this lovely home in a true move in condition.

ACCOMMODATION

Entrance Hallway

Enter through glass panelled exterior door into a spacious and welcoming hallway, which has doors to the lounge, dining kitchen and integral garage. Front facing window. Built-in under stair cupboard with electric meter, fuse box and light. The staircase allows access from this area to the first-floor accommodation.



Lounge

5.16 m x 4.82 m

Glass panelled door from the hallway. Spacious room with three front facing windows giving views over the garden.



Dining Kitchen

6.88 m x 3.18 m

Glass panelled door from the hallway. Spacious open plan kitchen diner with double rear facing window. Fitted with a modern selection of base and wall mounted units in a white, gloss effect finish with slate effect countertops and upstands. Integrated electric hob, double oven, extractor hood, dishwasher and fridge freezer. Features of the kitchen include deep pan drawers, high level table providing an informal dining space and decorative plinth and display lighting. Ample space for dining table and chairs. Open plan from the dining area to the sun lounge. Door to the utility room.



Sun Lounge

3.78 m x 2.84 m

A lovely addition to the rear of the property with windows

on three sides enjoying views over the garden. French doors allowing access to the patio area.



Utility Room**1.93 m x 1.85 m**

Glass panelled exterior door allowing access to the driveway at the rear of the property. Fitted base units, in a white gloss effect finish with slate effect countertops and upstands. Integrated washing machine. Door to the cloakroom toilet.

**Cloakroom Toilet****2.04 m x 1.85 m**

Fitted with a white suite comprising of toilet and wash-hand basin. Heated towel ladder radiator.

**Staircase**

A carpeted staircase with wooden banister allows access from the entrance hallway to the first-floor accommodation. The first-floor landing has doors to the bathroom and all 4 bedrooms. Built in cupboard with fitted shelving. Built-in cupboard housing the hot water cylinder. Ceiling hatch allowing access to the loft space.

Bedroom 1**3.54 m x 3.20 m**

Double size bedroom with double, rear facing window. Two, double built in wardrobes with sliding doors, fitted shelf and hanging rail. Door to the en-suite.

**En-suite****3.10 m x 2.44 m**

Spacious en-suite shower room with rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Fitted with a selection of furniture in a white gloss finish providing useful storage cupboards and enclosed cistern. Wall tiling to full height within the shower area and to dado height in the remainder of the room. Large wall mirror. Heated towel ladder radiator.



Bedroom 2**5.16 m x 3.55 m**

Spacious, double size bedroom with double, front facing window giving views across farmland towards Arradoul.

**Bathroom****2.66 m x 2.20 m**

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Fitted with a selection of furniture in a white gloss effect finish providing useful storage cupboards and enclosing the cistern. Wall tiling to full height within the shower area and to dado height in the remainder of the room. Large wall mirror. Heated towel ladder radiator.

**Bedroom 3****4.47 m x 3.20 m**

Double size bedroom with double, rear facing window. Double built in wardrobe with sliding doors, fitted shelf and hanging rail.



Bedroom 4 **3.13 m x 2.75 m**
Double size bedroom with rear facing window. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail.



OUTSIDE

The property occupies a good size site with garden areas surrounding. The front garden is enclosed and enjoys a generally westerly aspect making it a super suntrap during the summer months. Area laid in grass with shrub and hedge border adding privacy. The rear garden is again in enclosed and mainly laid in grass with a paved patio area and rotary clothes dryer. A block paved driveway allows access to the garage and provides off road parking spaces.



Integral Garage **5.61 m x 3.05 m**
Fully lined integral garage with up and over door allowing access from the driveway at the rear of the property. Wall mounted central heating boiler. Rear facing window. Power points and light. Door to the entrance hallway.



SERVICES
Mains water, electric, gas and drainage

ITEMS INCLUDED
All fitted floorcoverings, window blinds and light fittings are included in the sale price. The integrated kitchen and utility room appliances.

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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