

STEWART & WATSON

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KINGSMEAD, 17 WEST CATHCART STREET
BUCKIE, AB56 1PP



Traditional Semi-Detached Dwellinghouse

- Popular location close to town centre, shops & schools
- Family accommodation with D.G & mains gas C.H
- Lounge, Sitting Room with Dining Area, Dining Kitchen
- Shower Room, Bathroom & 3 Bedrooms.
- Enclosed garden areas. Garage & Shed.

Offers Over £195,000
Home Report Valuation £195,000

www.stewartwatson.co.uk

KINGSMEAD, 17 WEST CATHCART STREET, BUCKIE, AB56 1PP

TYPE OF PROPERTY

We offer for sale this traditional semi-detached dwellinghouse, which is situated within a popular residential area of the town. The property is conveniently placed for the town centre shops, supermarkets, schools, swimming pool, leisure facilities and medical centre. Kingsmead has been extended, upgraded and modernised over the years but has retained many of its traditional features including the panelled internal doors and attractive staircase. This home offers spacious, well-appointed accommodation over two floors and benefits from full double-glazing and mains gas central heating. The presented owners have presented the property well, it has

been decorated in neutral tones and all fitted floor coverings, curtains, window blinds and light fittings are to be included in the price leaving this property in a true move-in condition.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door with glazed name panel above into the entrance hallway, which has doors to the lounge and dining/family room. Large front and side facing windows. Traditional floor tiling at the entrance area. Built in understairs cupboard with fitted shelf and coat hooks.



Lounge

Large front facing bay window.

4.33m x 3.82 m



Dining/Family Room

6.08 m x 3.74 m

Spacious L-shaped room presently used as a family and dining room with large rear facing window overlooking the



rear patio area. Built in cupboard with fitted shelving and electric meter. Door to the inner hallway.



Inner Hallway

French doors to the side of allowing access to the rear garden. Fitted units in a white gloss effect finish providing useful storage. Space suitable for American style fridge/freezer. Double fitted cupboard with sliding doors. Wall mounted gas central heating boiler. Doors to the dining/family room and the shower room. Doorway to the dining kitchen.



Dining Kitchen

4.33 m x 3.27 m

Rear facing window and French doors to the side allowing access to the patio area in the rear garden. Fitted with a selection of base and wall mounted units, in a white, gloss effect finish with contrasting countertops and midwall panelling. Integrated induction hob, electric sink double oven and extractor hood. One and a half bowl sink and drainer unit with mixer tap.





Shower Room

2.48 m x 1.82 m

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and walk-in shower. Wet wall panelling within the shower area.



Staircase

A carpeted staircase with wooden banister and spindles gives access from the entrance hallway to the first floor accommodation. The first floor landing has doors to the

bathroom and all three bedrooms. Ceiling hatch allowing access to the loft space.



Bedroom 1

3.86m x 3.60 m

Spacious double size bedroom with large front facing window. Fitted with a quality selection of furniture in a maple effect finishing providing three double wardrobes and a side cupboard.



Bedroom 2 **3.76 m x 3.20 m**
 Double size bedroom with rear facing window giving views over the rear garden towards the park. Double fitted cupboard with shelving.



Bedroom 3 **2.80 m x 2.25 m**
 Rear facing window overlooking the garden and enjoying views towards the park. Ceiling hatch allowing access to a loft space.



Bathroom **3.22 m x 1.80 m**
 Front facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Double cupboard fitted below the wash-hand basin. Splashback wall tiling. Heated towel ladder radiator.



OUTSIDE

Kingsmead occupies a good size site with very well tended garden areas surrounding. The garden area to the front has an area laid in grass with established shrub and colourful flower borders. Paved path gives access via a wooden gate at the side of the property to the rear garden. A good size garden lies to the rear of the property, which is enclosed making it ideal for those with children and pets. The rear garden enjoys a generally southerly aspect making it a super suntrap in the summer months. Area laid in grass with mature shrub and plant borders. A block paved patio area by the French doors in the kitchen is ideal for alfresco dining. Wooden garden shed. Outside lighting and tap.

Garage

Block built garage with side facing window. Up and over door allowing car access off the lane to the rear of West Cathcart Street. Side door to the rear garden. Power and light.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band D

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
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38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
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17-19 Duke Street, Huntly, AB54 8DL (01466) 792331