

STEWART & WATSON

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39 GORDON STREET
BUCKIE, AB56 1JJ



Substantial & Spacious Detached Dwellinghouse

- Popular area close to town centre & schools
- Family accommodation. D.G, multi-fuel stove & gas C.H
- Vestibule, Hallway, Lounge, Sun Lounge/Dining Room
- Fitted Kitchen, Bathroom & 4 Bedrooms.
- Enclosed rear garden. Small store. Garage.

Offers Over £190,000
Home Report Valuation £200,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this substantial and spacious, detached family dwellinghouse, 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 and schools. This home offers spacious, well appointed family accommodation over two floors and benefits from double-glazing, a multi-fuel stove, mains gas central heating and new oak panelled internal doors. Any fitted floorcoverings, curtains, window blinds and lightfittings within the property will remain and are to be included in the sale.

ACCOMMODATION

Vestibule

Enter through substantial wooden exterior door with glazed number panel above into the vestibule. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, sittingroom/bedroom 4 and the kitchen. Double built-in understair cupboard. Fitted cupboard. The staircase gives access from this area to the first floor accommodation.



Lounge

3.94 m x 3.67 m

Glass panelled door from the hallway. Double front facing window. Substantial wooden mantle, recessed fireplace with multi-fuel stove set on slate hearth. Recessed display alcove, double cupboard below with fitted shelf and fuse box.



Kitchen

5.31 m x 2.30 m

Glass panelled door from the hallway. Large rear facing window overlooking the garden. The kitchen area has been fitted with a selection of base and wall mounted units in an oak effect shaker style finish. Integrated gas hob,



electric oven and extractor hood. Double wall cabinet with glass display front. One and a half bowl sink and drainer unit with mixer tap. Glass panelled exterior door giving access to the rear garden. Doorway to the family sun lounge/dining room.



Family Sun Lounge/Dining Room

6.33 m x 2.60 m

Spacious, bright and airy room with rear facing window



and two side, facing windows. Patio doors allowing access to the rear garden.



Sittingroom/Bedroom 4

3.96 m x 3.64 m

Double front facing window. Presently used as a family games room but could be used as a ground floor double



bedroom if required.

Recessed area with fitted book/display shelving.



Staircase

A carpeted staircase with wooden banister allows access from the hallway, to the first floor accommodation. Large rear facing window on the stairway. The first floor landing has a rear facing Velux style roof window and doors to the bathroom and the 3 first floor bedrooms. Double built-in cupboard with sliding doors. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

4.26 m x 3.77 m

Spacious, double bedroom with front facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



Bedroom 2**4.20 m x 2.85 m**

Double bedroom with front facing window. Recessed wardrobe are with fitted shelving and hanging rail.

**Bedroom 3****3.20 m x 2.57 m**

Double bedroom with front facing Velux style roof window.

with shower fitment from the bath mixer tap. The wing top wash hand basin has a modern drawer unit fitted below. Splashback wall tiling.

Bathroom**4.55 m x 1.75 m**

Large rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shaped bath



OUTSIDE

An enclosed garden lies to the rear of the property, which has been laid in stone chips and paving for ease of maintenance. The rear garden enjoys a generally southerly aspect making it a super suntrap and providing an ideal spot for alfresco dining. Small garden/log store.



Garage 5.27 m x 3.85 m

Block built garage with up and over door. Wall mounted gas central heating boiler. Power and light.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

All fitted floor coverings, curtains, window blinds and lightfittings. The integrated kitchen appliances.

Council Tax

The property is registered as band D

EPC Banding

EPC= D

Viewing

Contact our Buckie Office on 01542 833255 to see the virtual tour or to arrange a viewing appointment.

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
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
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25 Grant Street, Cullen, AB56 4RS (Mon-Fri 1.00pm-4pm) (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331