

STEWART & WATSON

your **complete** property & legal service

36 YUILL AVENUE
BUCKIE, AB56 1NX



Semi-Detached Dwellinghouse

- Popular residential area close to shops & schools
- Spacious home with D.G & gas C.H
- Hallway, Lounge, Dining Kitchen
- Bathroom & 3 Double Bedrooms.
- Enclosed rear garden. Driveway & Sheds.

Offers Over £129,000
Home Report Valuation £130,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this semi-detached 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, schools, supermarkets and leisure facilities. This home offers spacious, well-appointed accommodation over two floors and benefits from double-glazing and mains gas central heating. All fitted floorcoverings, curtains, window blinds and light fittings will remain and are included in the price.

ACCOMMODATION

Hallway

Entre through glass panelled exterior door into the hallway, which has doors to the lounge, dining kitchen and bathroom. Built in cupboard allowing access to the understairs storage area with light. The staircase allows from the hallway to the first-floor accommodation.



Lounge

4.31 m x 3.68 m

Glass panelled door from the hallway. Spacious room with large front facing window. Substantial wooden fire surround with marble effect backing, hearth and gas fire with back boiler. Display alcoves at either side of the fireplace, each with cupboards below (1 housing the electric meter and fuse box).



Dining Kitchen

4.12 m x 3.06 m

Glass panelled door from hallway. Rear facing window overlooking the garden. Fitted with a selection of base and wall units in a medium oak effect finish with granite effect

countertops. Integrated gas hob, electric oven, extractor hood and fridge. One and a half bowl sink and drainer unit with mixer tap. Glass panelled exterior door giving access to the rear garden.





Bathroom

2.61 m x 2.05 m

Rear facing window. Fitted with a champagne coloured suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Wall tiling within the shower area and to dado height in the remainder of the room.



Staircase

A carpeted staircase allows access from the entrance hallway to the first-floor accommodation. Front facing window on the staircase. The first floor landing as doors to all 3 bedrooms. Built in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space.



Bedroom 1

3.69 m x 2.88 m

Spacious double size bedroom with front facing window. Built in cupboards with fitted shelving.



Bedroom 2

4.52 m x 2.64 m

Double size bedroom with rear facing window. Built in cupboard with airing shelving and the hot water tank.



Bedroom 3 **3.27 m x 3.15 m**
Double size bedroom with rear facing window. Built in cupboard.



OUTSIDE

Gardens areas to the front, side and rear of the property. The front garden has been laid in grass with some flower and shrub borders. A stone chip drive at the side of the

property provides off road parking spaces. A wooden gate at the side of the property allows access between the front and rear gardens. The rear garden is enclosed and enjoys a generally southerly aspect making it a super suntrap. Area laid in grass with patio area and stone chip borders. Exterior light and water tap. Garden sheds.



SERVICES

Mains water, electricity, gas and drainage.

ITEMS INCLUDED

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

Council Tax The property is currently registered as band A

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
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331