

# STEWART & WATSON

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**7 SOUTH LAND STREET**  
*BUCKIE, AB56 1BX*



### *Traditional Terraced Dwellinghouse*

- Popular residential area close to shops & schools
- Modernised home in move-in condition. Full D.G & gas C.H
- Hallway, Lounge, Fitted Kitchen with Dining Area
- Bathroom & 2 Double Bedrooms.
- Enclosed rear garden with workshop/store & sheds.

***Offers Over £135,000***  
***Home Report Valuation £145,000***

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## 7 SOUTH LAND STREET, BUCKIE, AB56 1BX

### TYPE OF PROPERTY

We offer for sale this traditional terraced dwellinghouse, which is situated in a popular residential area of Buckpool on the western side of the coastal town of Buckie. The property is conveniently placed for the local shops, schools, golf course and pharmacy and enjoys open views to the front towards the Victoria Bridge. This home has been upgraded and modernised over the years and benefits from UPVC double glazed windows and exterior doors and mains gas central heating. Many of the traditional features within the property have been retained including the impressive staircase and panelled internal doors on the first floor. The present owner has presented the property well, it has been tastefully decorated in fresh neutral tones. All fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price leaving this home in a true move in condition.

### ACCOMMODATION

#### Lounge

4.08 m x 3.36 m

Double front facing window. Wooden fire surround with marble backing, hearth and living flame, effect gas fire.



#### Hallway

Enter through glass panelled exterior door with glazed number panel above into the hallway, which has doors leading to the lounge and dining area. Built in understairs cupboard with fitted shelving, electric meter and gas meter.



Illuminated display alcove with shelved cupboard fitted below.



**Dining Area****3.65 m x 2.28 m**

Glass panelled door from entrance hallway. Rear facing window. Timber wall panelling to dado height. Open plan to the kitchen.

**Kitchen****3.45 m x 2.03 m**

Rear facing window. Fitted with a selection of base and wall units in a walnut effect, shaker style finish with granite

effect countertops and mid-wall panelling. Integrated gas hob, electric oven and extractor hood. Inset one and a half bowl sink and drainer unit with mixer tap. The gas central heating, combination boiler in concealed within one of the wall unit. Glass panelled exterior door giving access to the rear garden.





## Staircase

Carpeted staircase with traditional wooden banister and spindles allows access from the entrance hallway to the first floor accommodation. Front facing window on staircase. The first floor landing has doors to the bathroom and both bedrooms. Ceiling hatch allowing access to the loft space.



The first floor accommodation has some coombed ceilings and measurements are given at widest points.

## Bedroom 1

3.44 m x 3.26 m

Double size bedroom with large front facing bay window giving views over the open area opposite towards the Victoria Bridge. Large built-in wardrobe with mirrored door, fitted shelving and hanging rails.



## Bedroom 2

2.90 m x 2.61 m

Double size bedroom with large rear facing window giving views over the garden.





## Bathroom

A L shaped room with rear facing window. Fitted with a white suite comprising of toilet, wash-hand and bath with shower fitment above. Splash back wall tiling.



## OUTSIDE

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 south-westerly aspect making it a super suntrap, especially during the summer months. Area laid in grass with some stone chip and shrub borders. A

block paved patio area provides a super spot for alfresco dining. Wooden gate allowing access to the rear lane.

## Outbuilding

**3.60 m x 2.13 m**

Brick built garden store/workshop with power and light. Side facing window. Fitted base units. Block built store attached to the side of the workshop with light.







### SERVICES

Mains water, electricity, gas and drainage.

### ITEMS INCLUDED

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

### N.B

The property is furnished, and all items of furniture and furnishings can be made available for sale by separate negotiation if required.

### 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](mailto: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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