

STEWART & WATSON

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20 BARFIELD ROAD
BUCKIE, AB56 1EB



Mid Terrace Dwellinghouse

- Popular residential area close to shops & schools
- Full D.G & mains gas C.H
- Hallway, Large Lounge, Dining Kitchen,
- Utility/Store, Bathroom & 3 Bedrooms
- Off road parking. Enclosed rear garden. Large Shed.

Offers Over £115,000
Home Report Valuation £115,000

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TYPE OF PROPERTY

We offer for sale this mid 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 local shops, schools 18-hole golf course and medical centre. This home offers accommodation over two floors and benefits from full double-glazing and mains gas central heating but would be enhanced by some modernisation. Any fitted floorcoverings, curtains, window blinds and light fittings within the property will remain and are included in the price.

ACCOMMODATION

Hallway

Enter through glass panelled exterior door with glazed size panel into the hallway which has a door to the lounge. The staircase gives access from this area to the first-floor accommodation.



Lounge

5.64 m x 3.35 m

Double aspect room with front and rear facing windows. Wooden fire surround with marble effect backing and hearth. Door to the dining kitchen.



Dining Kitchen

3.84 m x 3.20 m

An L-shaped room with rear facing window. Fitted with a selection of base and wall mounted units with marble effect

countertops. Sink drainer unit. Built in under stair cupboard with fitted shelving. Door to the utility store. Glass panelled exterior door to the rear garden.



Utility/Store

2.34 m x 1.97 m

Glass panelled exterior door allowing access to the front of the property. A handy space located off the kitchen providing excellent storage. Wall mounted gas central heating boiler. Purpose built cupboard housing the electric meter. Coat hooks.

Staircase

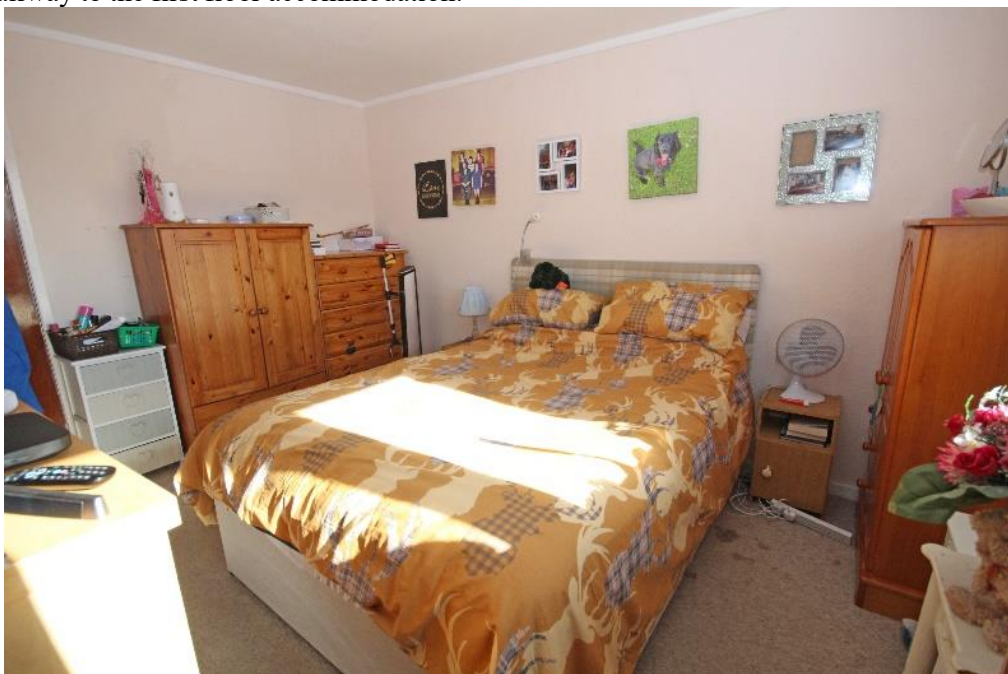
A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation.

The first floor landing has a rear facing window and doors to the bathroom and all 3 bedrooms. Built-in cupboard with fitted shelving.

Bedroom 1

3.93 m x 3.91 m

Spacious, L-shaped double size bedroom with double, front facing window.





Bedroom 2 **3.80 m x 2.45 m**
Double size bedroom with double, front facing window.



Bedroom 3 **2.86 m x 2.03 m**
Double size bedroom with double, rear facing window. Built-in wardrobe with fitted shelf and hanging rail.



Bathroom **1.97 m x 1.66 m**
Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wet wall panelling within the bath/shower area.



OUTSIDE
The garden area to the front of the property has been laid in block paving providing off road parking spaces. An enclosed garden lies to the rear of the property. The rear garden has an area laid in grass and a paved patio area. Drying poles. Rotary clothes dryer. Outside light and water tap. Large wooden garden store.



SERVICES
Mains water, electricity, gas and drainage.

ITEMS INCLUDED
All fitted floorcoverings, curtains, window blinds and light fittings. Wooden garden store.

Council Tax
The property is currently registered as band A

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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