

# STEWART & WATSON

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**5 DUTHIE PLACE**  
**BUCKIE, AB56 1PY**



## *Detached Bungalow*

- Sought after residential cul-de-sac close to schools
- Full D.G, mains gas C.H & PV solar panels
- Vestibule, Hallway, Lounge, Fitted Dining Kitchen, Utility
- Bathroom & 4 Bedrooms (2 with en-suite).
- Enclosed rear garden. Driveway. Large garage/Workshop.

***Offers Over £245,000***  
***Home Report Valuation £250,000***

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## 5 DUTHIE PLACE, BUCKIE, AB56 1PY

### TYPE OF PROPERTY

We offer for sale this detached bungalow, which is situated within a popular residential cul-de-sac on the eastern fringe of the coastal town of Buckie. The property is conveniently placed for Millbank Primary and Nursery schools, shops, supermarkets and amenities. This home offers well-appointed, single storey accommodation and benefits from full double-glazing, mains gas central heating and PV solar panels. This bungalow has been decorated in neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the sale price leaving this property in a move-in condition.

### ACCOMMODATION

#### Vestibule

Enter through exterior door with glazed side panel into the vestibule. Glass panelled door to the hallway.

#### Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen, bathroom and all 4 bedrooms. Three built in cupboards proving useful storage (1 housing the gas central heating boiler). Ceiling hatch allowing access to the loft space.



#### Lounge

4.72 m x 4.84 m

Glass panelled door from the hallway. Spacious room with double front facing window. Marble effect fireplace and hearth with electric fire.



### **Dining Kitchen**

**5.88 m x 2.98 m**

Double rear facing window and rear facing patio doors allowing access to the rear garden. Fitted with a selection of base and wall mounted units in a cream-coloured gloss effect finish with solid countertops and upstands. Features of the kitchen include pull out larders, pull out storage trays,

corner units, glass display cabinets, deep pan drawers and plinth lighting. Rangemaster cooking range. Integrated dishwasher and bins. One and a half bowl sink and drainer unit with mixer tap. Glass panelled doors to the hallway and utility room.



### **Utility Room**

**2.42 m x 1.53 m**

Glass panelled door from the kitchen. Fitted solid countertop with space below for washing machine and tumble dryer. Wooden exterior door to the garden.

### **Bathroom**

**2.98 m x 1.67 m**

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin, bath and separate shower cubicle. Wall tiling to dado height. Wet wall panelling within the shower cubicle. Recessed area with fitted shelves. Heated towel ladder radiator. 1





**Bedroom 1****3.88 m x 3.64 m**

Double size bedroom with front facing window. Two double built in wardrobes with sliding mirror doors, fitted shelving and hanging rail. Door to en-suite 1.

**En-Suite 1****2.05 m x 1.25 m**

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Full wet

wall panelling. Shelved storage area. Heated towel ladder radiator.



**Bedroom 2****3.47 m x 3.26 m**

Double size bedroom with front facing window. Double built in wardrobe with sliding mirror doors fitted shelving and hanging rails. Door to en-suite 2.

**En-suite 2****2.06 m x 1.34 m**

Front facing window. Fitted with toilet, wash-hand basin and shower cubicle. Heated towel ladder radiator and full wet wall panelling.

**Bedroom 3****3.29 m x 2.97 m**

Double size bedroom with rear facing window overlooking the garden. Double built in wardrobe with sliding doors, fitted shelving and hanging rail.

**Bedroom 4****2.98 m x 2.48 m**

Rear facing window. Built in cupboard with shelving and hanging rail.

**OUTSIDE**

The property occupies a generous sized site. A tarred driveway at the side of the property allows access to the garage and provides off road parking spaces for numerous vehicles. Area laid in grass with some mature shrub borders. A paved path at the side of the property allows access via a wooden gate to the rear garden. The rear is enclosed and enjoys a generally southerly aspect making it a super suntrap during the summer months. The rear garden has an area laid in grass with some mature plants and shrubs. A large patio area provides a super spot for alfresco dining and enjoying views over the rear garden. Rotary clothes dryer. Water tap

**Garage 12.02 m x 4.68 m (at widest points)**

Block built L-shaped garage with workshop/store area. Electric roller door allowing car access from the driveway at the front of the property. Ceiling lights and power points. Side door to the rear garden.





### **SERVICES**

Mains water, electricity, gas and drainage.

### **ITEMS INCLUDED**

All fitted floorcoverings, curtains, window blinds and light fittings. The range cooker in the kitchen.

### **Council Tax**

The property is currently registered as band D

**EPC Banding** EPC=B

### **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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