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11 SEAFIELD CIRCLE
BUCKIE, AB56 5AD



Semi-Detached Modern Dwellinghouse

- Completed 2019. Popular residential area.
- Full D.G & hybrid air source/mains gas C.H system
- Hallway, Lounge, Fully Fitted Kitchen with Dining Area
- Toilet, Bathroom & 3 Bedrooms (1 with en-suite)
- Enclosed front & rear gardens. Off road parking spaces.

Offers Over £199,000
Home Report Valuation £210,000

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11 SEAFIELD CIRCLE, BUCKIE, AB56 5AD

TYPE OF PROPERTY

We offer for sale this semi-detached modern dwellinghouse, which is situated in a popular residential development on the south-western fringe of the coastal town of Buckie. Lovely views over farmland can be appreciated from the front facing, first floor windows. The property was completed by Springfield Properties in 2019, it offers well-appointed accommodation over two floors and benefits from double glazing and a hybrid, air source heat pump/mains gas central heating system. The present owners have presented the property well, it has been tastefully decorated in fresh neutral tones and all fitted floorcoverings, curtains, window blinds and light fittings are to be included in the price, leaving this home in a move-in condition.

ACCOMMODATION

Entrance Hallway

Enter through glass panelled exterior door into the hallway, which has doors to the lounge and the cloakroom toilet. The staircase allows access from this area to the first floor accommodation.

Lounge

5.08 m x 3.94 m

Glass panelled door from the hallway. Spacious room with double front facing window. Feature media wall with contemporary electric fire and recessed display areas. Glass panelled door to the dining kitchen.



Dining Kitchen

5.10 m x 2.92 m

Spacious open plan kitchen diner with rear facing window. The kitchen area has been fitted with a modern selection of base and wall mounted units in a grey coloured wood effect finish with co-ordinating countertops and upstands. Integrated gas hob, electric oven, microwave, dishwasher, washing machine and fridge freezer. The gas central heating boiler is concealed within one of the kitchen wall cabinets. Large built-in under stair cupboard with light, electric meter and fuse box. Rear facing French doors allowing access to the patio area in the rear garden.





Toilet **1.98 m x 1.04 m**
Front facing window. Fitted with a white suite comprising of toilet and wash-hand basin. Wall tiling to dado height. Heated towel ladder radiator.



Staircase
A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first floor landing has a side facing window and doors to the bathroom and all 3 bedrooms. Built-in cupboard with fitted shelving. Ceiling hatch allowing access to the loft space.



Bedroom 1 **3.18 m x 2.77 m**
Double bedroom with rear facing window. Double built-in wardrobe with bi-fold doors, fitted shelf and hanging rail. Door to the ensuite shower room.





En-suite

2.30 m x 1.54 m

Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Fitted furniture in a white gloss effect finish providing useful storage cupboards and enclosing the cistern. Wall tiling. Heated towel ladder radiator.

Bedroom 2

3.18 m x 2.77 m

Double front facing window giving views over the farmland opposite towards Arradoul. Double built-in wardrobe with sliding doors, fitted shelf and hanging rail.





Bathroom

2.18 m x 2.02 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment

above. Fitted bathroom furniture in a white gloss effect finish providing useful storage cupboards and enclosing the cistern. Wall tiling. Heated towel ladder radiator.



Bedroom 3

2.72 m x 2.48 m

Double front facing window giving views over the farmland opposite towards Arradoul. Built-in cupboard with fitted shelf and hanging rail.



OUTSIDE

A paved driveway at the side of the property provides off road parking spaces for numerous vehicles. The garden area to the front of the property enjoys a westerly aspect making it a super suntrap. It is enclosed and has been laid in grass. An enclosed garden lies to the rear of the property, it has been laid in paving slabs and stone chips for ease of maintenance. Garden shed.



SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is registered as band C

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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