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**1 SEAFIELD CIRCLE
BUCKIE, AB56 5AD**



Detached Modern Family Villa

- Popular residential development in coastal town
- Completed 2021. D.G & hybrid air source/main gas C.H system.
- Hallway, Lounge, Fitted Kitchen with Dining Area, Utility Room
- Toilet, Bathroom & 4 Double Bedrooms (1 with en-suite).
- Enclosed gardens surrounding. Integral Garage. Driveway.

Offers Over £310,000
Home Report Valuation £310,000

www.stewartwatson.co.uk

1 SEAFIELD CIRCLE, BUCKIE, AB56 5AD

TYPE OF PROPERTY

We offer for sale this detached modern family villa, which occupies a large corner site on the south-western fringe of the coastal town of Buckie. The property forms part of a modern residential development and offers an open outlook at the front over farmland towards Arradoul. This lovely family home was completed by Springfield Properties in 2021, offering spacious, well-appointed accommodation over two floors, with full double glazing and a hybrid, air source heat pump/mains gas central heating system. The property boasts a spacious entrance hallway, large lounge, fully fitted kitchen with family dining area, utility room and toilet all on the ground floor, master bedroom with en-suite shower room, 3 further double bedrooms and a bathroom on the first floor. The present owners have presented the

property well, it has been tastefully decorated in fresh neutral tones and all fitted floor coverings, 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 a spacious and welcoming entrance hallway, which has doors to the lounge, dining kitchen and the integral garage. Built-in understairs cupboard with electric meter, fuse box and light. The staircase allows access from this area to the first-floor accommodation



Lounge

5.16 m x 4.92 x

Glass panelled door from the hallway. Spacious room with three large front facing windows giving views over the garden. Open plan to the family/dining area of the kitchen.





Open plan Kitchen/Family Dining Area

6.88 m x 3.19 m

Glass panelled door from the hallway. Spacious open plan kitchen with dining/family area. Double, rear facing window and rear facing French doors allowing access to the rear garden. The kitchen area has been fitted with a modern

selection of base and wall mounted units in a mocha coloured, gloss effect finish with wood effect countertops and upstands. Integrated gas hob, electric oven, microwave, dishwasher and fridge freezer. One and a half bowl sink and drainer unit with mixer tap. Open plan to the lounge. Door to the utility room.





Utility Room

1.92 m x 1.85 m

Fitted with a selection of base and wall mounted units in a Mocha coloured, gloss effect finish with wood effect countertops. Integrated washing machine. Door to the cloakroom toilet. Glass panelled exterior door giving access to the rear garden.



Cloakroom Toilet

2.05 x m 1.83 m

Fitted with a white suite comprising of toilet and wash-hand basin. Wall tiling to dado height. Heated towel ladder radiator. Large wall mirror.



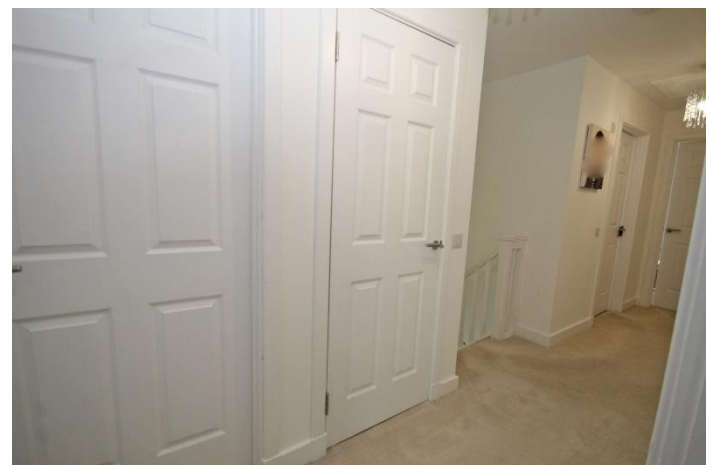
Garage

5.62 m x 3.03 m

Fully lined integral garage accessed from the entrance hallway. Up and over door allowing car access from the driveway at the rear of the property. Wall mounted gas central heating boiler. Power and light.

Staircase

A carpeted staircase with wooden banister allows access from the entrance hallway to the first floor accommodation. The first-floor landing has doors to the bathroom and all 4 bedrooms. Built in cupboard with fitted shelving. Built-in cupboard housing the hot water tank. Ceiling hatch allowing access to loft space.



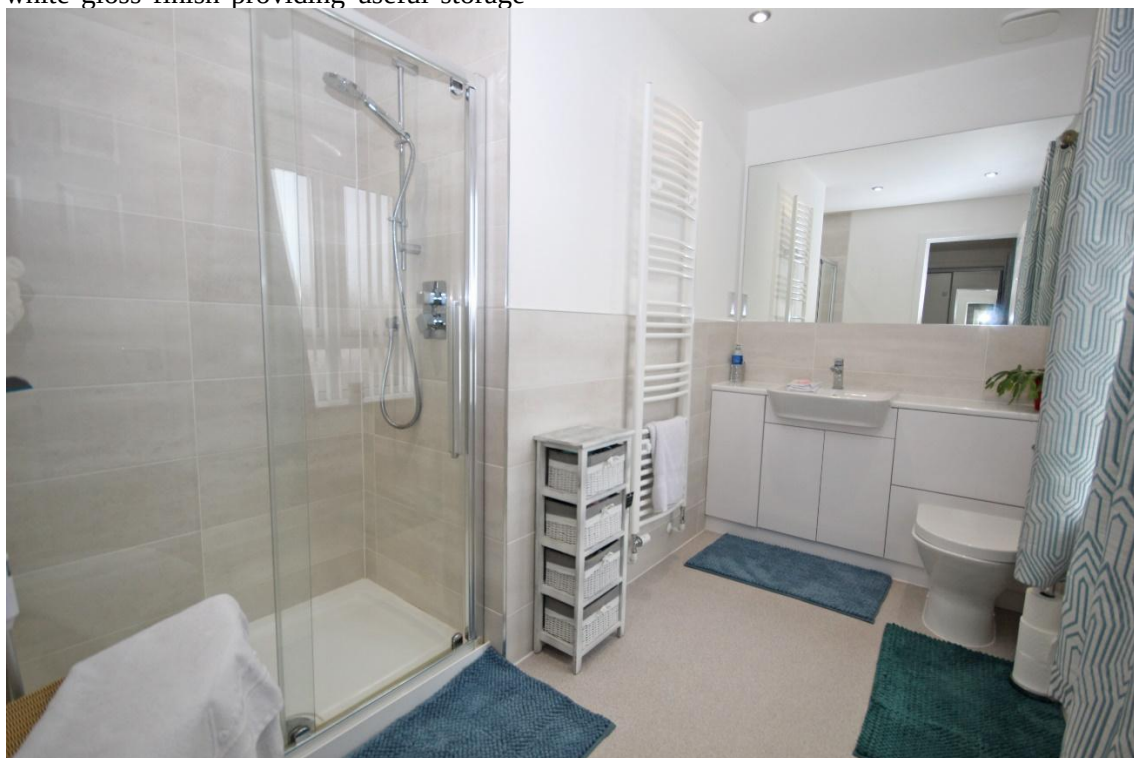
Bedroom 1**3.25 m x 3.23 m**

Double rear facing window. Double sized bedroom with double, rear facing window. Two, double built in wardrobes with sliding mirror doors, fitted shelf and hanging rail. Door to ensuite.

**Ensuite****3.10m x 2.42 m**

A spacious en-suite shower room with rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Fitted with a selection of furniture in a white gloss finish providing useful storage

cupboards and enclosing the cistern. Wall tiling to full height within the shower area and to dado height in the remainder of the room. Large wall mirror. Heated towel ladder radiator.



Bedroom 2**5.17 m x 3.37 m**

A spacious, double sized bedroom with double, front facing window giving views across farmland towards Arradoul.



Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail.

**Bedroom 3****4.48 m x 3.19 m**

A double size bedroom with double, rear facing window. Double built in wardrobe with sliding mirror doors, fitted shelf and hanging rail.

**Bathroom****2.67 m x 2.19 m**

Front facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and bath with shower fitment above. Wall tiling surrounding the bath/shower area and to dado height in the remainder of the room. Fitted with a selection of furniture in a white gloss effect finishing providing useful storage cupboards and enclosing the cistern. Heated towel ladder radiator.



Bedroom 4

3.13 m x 2.71 m

Double size bedroom with rear facing window. Double built-in wardrobe with sliding mirror doors, fitted shelf and hanging rail.



OUTSIDE

The property occupies a generous corner site with enclosed garden areas surrounding. The garden to the front of the property enjoys a generally westerly aspect making it a super sun trap in the summer months. The front garden has been laid mainly in grass with some established plants and shrubs creating a shelterbelt and adding privacy. A lock block, paved drive at the rear of the property allows access to the garage and provides off road parking spaces. The rear garden is mainly laid in grass with some established shrub borders. Paved patio area. Rotary clothes dryer. Exterior tap and lights.





SERVICES

Mains water, electric, gas and drainage.

ITEMS INCLUDED

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

Council Tax

The property is currently registered as band E

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

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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