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7 MAIN ROAD, RATHVEN
BY BUCKIE, AB56 4DW

**Seller to pay the purchasers
LBTT and first 6 months
mortgage payments.**
(subject to terms and conditions)



Detached Modern Family Dwellinghouse

- Spacious family home in sought after semi-rural village
- Completed 2025. Full D.G & air-source heating system
- Vestibule, Hallway, Lounge, Fully Fitted Dining Kitchen
- Utility, Bathroom & possible 4 Double Bedrooms (2 with en-suite)
- Front garden. Enclosed rear garden. Off road parking spaces.

Offers Over £299,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this spacious detached family dwellinghouse, which is situated in the popular semi-rural village of Rathven, on the eastern edge of the coastal town of Buckie. Shops, supermarkets, schools and a range of amenities can be found in Buckie. This lovely home was completed to an exceptionally high standard by MPD Homes in 2025, it offers spacious, well-appointed family accommodation over two floors with full double-glazing and an air source, heating system with underfloor heating on the ground floor and radiators on the first floor. This home offers a spacious lounge, beautiful, fully fitted kitchen with dining/family area, utility room, bathroom and 2 bedrooms all on the ground floor and 2 further double bedrooms, each with en-suite shower rooms on the first floor. The property has been decorated in neutral tones leaving a blank canvas for any buyer to put their own stamp on their home. Floorcoverings have been fitted throughout making this a super move-in opportunity for any buyer. **Viewing is essential to fully appreciate the spacious family accommodation and lovely views this super home has to offer.**

ACCOMMODATION

Vestibule

Enter through glass panelled exterior door into the vestibule. Front facing window. Glass panelled door to the hallway.

Hallway

Enter into the hallway, which has doors to the lounge, dining kitchen, bathroom, bedroom 3 and the family room/bedroom 4. Large built-in understair cupboard housing the central heating manifold. Built-in cupboard housing the electric meter and fuse box. The staircase allows access from this area to the first floor accommodation.



Lounge

4.50 m x 3.97 m

Glass panelled door from the hallway. A spacious room with two front facing windows.





Dining Kitchen

5.54 m x 4.00 m

Glass panelled door from the hallway. Spacious, open plan kitchen diner with family area. Side facing window and rear facing patio doors allowing access onto the patio area in 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 induction hob, electric oven, microwave, extractor hood, fridge freezer and dishwasher. Fitted breakfast bar providing an informal dining space. One and a half bowl sink and drainer unit with mixer tap. Door to the utility room.



Utility Room

Fitted with a double base unit in a mocha coloured, gloss effect finish, contrasting wood effect countertops and upstands. Spaces suitable for washing machine and tumble dryer. Built-in cupboard housing the heat pump and hot water tank. Glass panelled exterior door giving access to the rear garden.



Bedroom 3

3.63 m x 3.00 m

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



Bathroom

1.91 m x 1.81 m

Rear facing window. Fitted with a white suite comprising of toilet, wash-hand basin and bath. Double drawer unit fitted below the wash-hand basin. Splashback, wet wall panelling. Heated towel ladder radiator.



Family Room/Bedroom 4

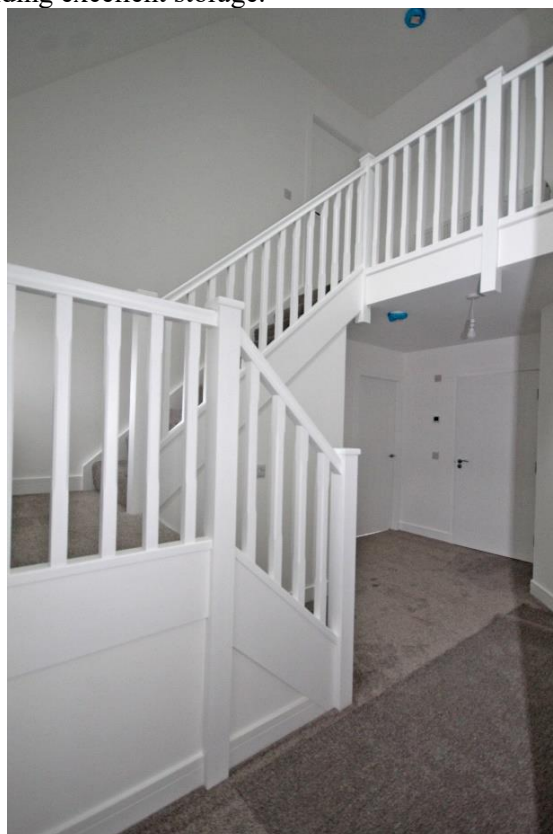
3.00 m x 2.90 m

Double, rear facing window overlooking the rear garden. This room provides space for use as a family room, dining room or as an additional double size, ground floor bedroom.



Staircase

A carpeted staircase with wooden banister and spindles allows access from the hallway to the first floor accommodation. Small front facing window and Velux style roof window on the staircase. The landing has doors to bedroom 1 and bedroom 2. Large walk-in cupboard providing excellent storage.



Bedroom 1**5.00 m x 3.30 m**

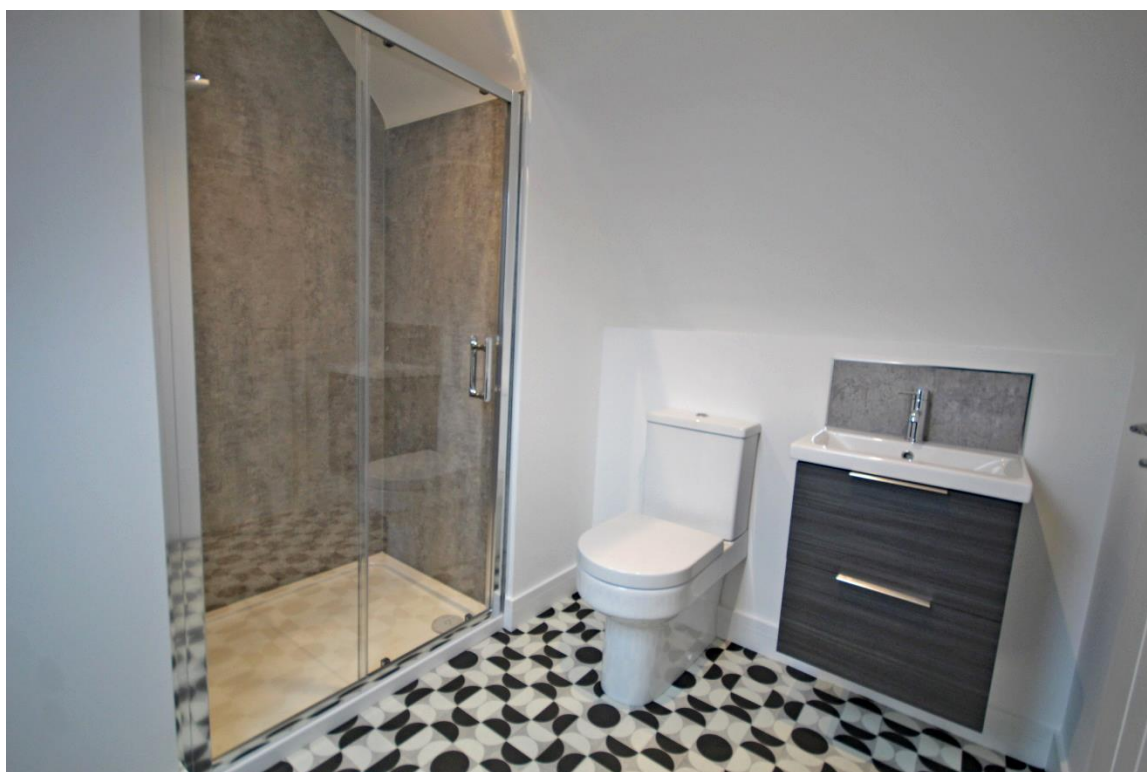
Spacious, double size bedroom with twin, rear facing Velux style roof windows. Open plan to the walk-through wardrobe.

**Walk-through wardrobe****2.38 m x 2.24**

Fitted shelving and hanging rails. Doors to en-suite 1.

**Ensuite 1****2.37 m x 1.57 m**

Side facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and large shower cubicle. Fitted drawer unit below the wash-hand basin. Wet wall splashback panelling. Heated towel ladder radiator.

**Bedroom 2****4.20 m x 3.00 m**

Spacious, double size bedroom with front facing Velux style roof window. Triple built-in wardrobe with sliding doors, fitted shelf and hanging rail. Door to en-suite 2.



En-suite 2 2.48 m x 1.60 m

Rear facing Velux style roof window. Fitted with a white suite comprising of toilet, wash-hand basin and shower cubicle. Double drawer unit fitted below the wash-hand basin. Wet wall splashback panelling. Heated towel ladder radiator.



OUTSIDE

The property occupies a generous site with garden areas surrounding. A lock block paved area to the front of the property provides off road parking spaces. The rear garden is enclosed on three sides with fencing clearly marking the

boundaries. A paved patio area enjoys a generally southerly aspect making it a super suntrap in the summer months. Area laid in stone chips.



SERVICES

Mains water, electric and drainage.

ITEMS INCLUDED

All fitted floorcoverings and integrated kitchen appliances.

N.B

The seller will be willing to pay the purchasers first 6 months mortgage payments and LBTT. Subject to terms and conditions (any ADS payment will not be covered).

Council Tax

The property is not yet banded for council tax purposes.

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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