

STEWART & WATSON

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58 EAST CHURCH STREET
BUCKIE, AB56 1ER



Traditional Semi-Detached Family Dwellinghouse

- Central location close to shops & schools
- Spacious accommodation with many traditional features.
- Large Lounge, Sitting Room, Dining Room, Kitchen
- Bathroom, Shower Room & 3 Double Bedrooms.
- Large enclosed rear garden. Attached Garage.

Offers Over £175,000
Home Report Valuation £180,000

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TYPE OF PROPERTY

We offer for sale this traditional style semi-detached dwellinghouse, which is situated in popular area close to the town centre and within walking distance of the supermarkets and schools making it an ideal purchase for any family. The property offers accommodation over two floors and benefits from double-glazing and mains gas central heating. Many of the traditional features have been retained including the panelled internal doors and sweeping staircase.

The property will be sold as seen and no warranties will be given as to the working order of any of the services or appliances.

Hallway

Enter through UPVC exterior door into hallway, which has doors to the lounge, sitting room and bedroom 3. The staircase allows access from this area to the first floor accommodation.



Lounge

6.15 m x 3.64 m

Spacious room with front facing window and rear facing French doors allowing access to the rear garden area. Traditional wooden fire surround with cast-iron fireplace on slate hearth. Recessed display alcove.



Sitting Room**3.78 m x 3.67 m**

Front facing window with two double built-in cupboards below. Recessed alcove with double cupboard below housing the gas meter. Wooden fire surround. Glass panelled door to the dining room.

**Dining Room**

Rear facing window. Glass panelled door to the sitting room. Doorway to the inner hallway.

**Inner Hallway**

This area has access to the kitchen, dining room and the ground floor shower room. Two storage cupboards, one housing the central heating boiler.

Shower Room

Side facing window. Fitted with a white suite comprising of toilet, wash-hand basin and corner shower cubicle. Fitted furniture providing useful storage.

**Kitchen****3.99 m x 3.18 m**

Double aspect room with side and rear facing windows. Fitted with a quality selection of base and wall mounted units. Integrated gas hob, electric under oven and concealed extractor hood above. One and a half bowl sink

and drainer with mixer tap. Fitted breakfast bar. Glass panelled exterior door giving access to the rear garden.

**Bedroom 3****3.66 m x 3.41 m**

Double size ground floor bedroom with rear facing window. Built-in understair cupboard.

**Stairway**

Sweeping staircase with traditional banister and cast-iron balustrades gives access from the entrance hallway to the first floor landing. The landing has doors leading to bedroom 1, bedroom 2 and the bathroom. Front facing Velux style roof window. Ceiling hatch with pull down ladder access to the loft space. **The first floor accommodation has some coombed ceilings and measurements are given at widest points.**



Bedroom 1

5.43 m x 3.94 m

Large double size bedroom with front facing bay window giving views towards the harbour and across the Moray Firth. Rear facing Velux style roof window. Built-in cupboard with shelving. Small door giving access to the eaves storage space.



Bathroom

Large rear facing Velux style roof window. Fitted with a white suite coloured suite comprising of toilet, wash-hand basin, corner bath and separate shower cubicle. Wall tiling to dado height.



Bedroom 2

5.42 m x 3.63 m

Large double size bedroom with front facing bay window and rear facing Velux style roof window. Built-in cupboard with shelving and hanging rail.



Garage

Attached stone built garage with concrete floor, power and light. Rollup door allows car access from East Church Street. Wooden door gives access to the rear garden area.

OUTSIDE

Large garden to the rear of the property, which is enclosed. The rear garden enjoys a generally southerly aspect making it a super suntrap during the summer months. Large area laid in grass with mature shrubs and borders. Paved patio and timber decking areas. Two points. Greenhouse.



ITEMS INCLUDED

All fitted floorcoverings, curtains, window blinds and light fittings within the property will remain. **The property will be sold as seen and no warranties will be given as to the working order of any of the services or appliances.**

Council Tax

The property is currently registered as band C

EPC Banding EPC=D

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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